



INFORMATION FOR SUBMITTING A BID – SITE AT 308 EDGEFAULD ROAD, GLASGOW G21 4XE

CLOSING DATE – 12 NOON, THURSDAY 23rd OCTOBER 2025

****PLEASE NOTE ONLY E-MAILED BIDS WILL BE ACCEPTED****

No hardcopy (paper bids) will be accepted.

The mailbox for bids will be open between the following dates/time (NB. The mailbox WILL NOT open before the below dates/time).

MAILBOX OPEN: 12 NOON, MONDAY 20TH OF OCTOBER 2025. (Do not submit bids until AFTER this date/time).

MAILBOX CLOSE: 12 NOON, THURSDAY 23RD OF OCTOBER 2025. (No bids will be accepted AFTER this date/time).

Please ensure you have sufficient time to submit all of your bid before the closing date deadline. **We recommend that bids are submitted at least 24 hours before the closing date.**

Electronic copies of bids containing all the required information must be submitted to:

Propertyoffers@glasgow.gov.uk

All electronic bids must comply with the following:

- The e-mail subject heading should read: **"Site at 308 Edgefauld Road – Closing Date Bid - 12 noon on Thursday 23rd October 2025"**.
- Bids should be submitted in a pdf format (or any other format which cannot be edited or altered).
- We cannot accept e-mails with attachments in excess of 30MB. If documents are in excess of this amount, then they should be separated and sent with numbered e-mails, i.e. 'e-mail 1 of 2'; 'e-mail 2 of 2' etc with the subject heading set out above.
- If you receive a response saying that your e-mail has been quarantined, or there has been failure to deliver, please contact:
Stacy Kelly, Tel: 07431 778290 Email: Stacy.Kelly@citypropertyglasgow.co.uk

- An automatic reply will be issued on receipt of e-mail. No further correspondence will be entered into prior to the closing date. **Please check your 'junk' folder if you do not immediately see a reply.**

GENERAL BIDDING INFORMATION

Please note that any offers received after the closing date will not be accepted.

Time limited acceptance of offers cannot be adhered to as it is necessary to report offers to Committee.

All bids will be subject to reporting to the relevant Committee. No decision will be taken until all necessary approvals have been obtained.

No offers will be considered prior to the closing date.

Please note that the name of the purchaser/purchasing entity cannot be amended once Committee or Delegated Approval has been received.

City Property (Glasgow) LLP (CPG) request interested parties to provide proof of available funding to complete the proposed purchase and undertake the development.

CPG and Glasgow City Council have occasional requests under Freedom of Information legislation; Submitting Parties are assumed to accept the possibility that information contained within their submission may be disclosed under such requests.

CPG reserves the right to alter the above closing date for offers. In these circumstances, notification of any change will be sent to parties who have registered their interest in this property.

HEADS OF TERMS

Please note that Heads of Term offers should provide the following information:

1. **Purchase Price**, excluding VAT where applicable.
While we would prefer to move forward on a best-offer basis, we are also open to considering a headline amount with a guaranteed minimum price. The Abnormal Cost List is attached for your review.

Please see undernoted 'Guidance Note on Abnormal Costs'. Abnormal costs, if any, should be clearly highlighted on the attached **Abnormal Cost List** with the total costs capped and a detailed breakdown provided in terms of how these are derived.

IT SHOULD BE NOTED THAT IF THIS INFORMATION IS NOT INCLUDED IN YOUR OFFER THEN YOUR BID MAY BE DEEMED NON COMPLIANT AND MAY NOT BE TAKEN FORWARD FOR CONSIDERATION.

Staged/phased payments will only be considered where they offer best consideration for Glasgow City Council/City Property Glasgow (Investments) LLP.

Any additional payments offered through e.g. planning overage and/or sales overage should be detailed.

2. **Name and address of Purchaser** - if more than one name please provide all purchasers' names.
3. **Name of Party/Company to take title to the subjects** – if different from the purchaser's. The name of the party/company to take title to the subjects must be provided if different from the purchaser's name, as changes cannot be made following the report to Glasgow City Council's Contracts and Property Committee.
4. **Registered Office Address and Registration Number** – if applicable.
5. **Legal Advisors for Purchaser** – name, address and contact details.
6. **Suspensive Conditions** – details of all suspensive conditions and timescales for purification must be stated.
7. **Timescale for Transaction** – conclusion of:
 - Missives, and
 - Completion and payment of purchase price.
8. **Funding Statement** - CPG require bidding parties to provide proof of available funding to complete the purchase and proposed development.
9. **Summary of Development Proposal, Including Proposed Use/s** – this should include details of the proposed scheme including layout plans, construction specifications, and a comprehensive breakdown of the proposed accommodation.
10. **Details of All Due Diligence and Discussions carried out to date.**
11. **Track Record of Purchaser** – any information in relation to previous developments, costs associated with these and details of the key principals to be involved should be included.

12. **Overage Payment** – Any additional payments offered through e.g. planning overage and/or sales overage should be detailed and should be shared on an equitable basis, if applicable.
13. **Clawback** – It is expected that any profit from a sale within a five-year period from the date of entry is shared on an equitable basis on the assumption that there has been no meaningful development of the property.
14. **Deposit** – A non-refundable deposit paid upon conclusion of missives is expected, where suspensive conditions apply. Proposals are invited on this aspect.

Using the numbering provided above, set out the details of each point under the relevant headings within your bid submission.

These requirements are essential elements to any submission in order to allow full consideration of the offer submitted.

CONDITIONS OF SALE

CPG **does not bind itself to recommend acceptance of the highest or indeed any offer** and on supplying particulars is not issuing instructions and will not therefore bear any liability for Agents or other fees.

Glasgow City Council holds title to the subjects for sale, although no warranty is offered in this regard, and the property will be sold in its existing condition.

The purchasers shall pay all VAT and Land and Buildings Transaction Tax (LBTT) incurred in connection with this transaction together with their legal expenses. **Please note that the site at 308 Edgefauld Road is not VAT elected.**

Glasgow City Council has not given warranty that the site is suitable for alteration or further development and all interested parties shall require to determine that the site is suitable for any future proposals and take whatever steps are necessary to ensure compliance with statutory requirements.

No warranties are given as to the suitability, or otherwise, of any of the services currently located in the subjects or within the site boundary.

The purchasers shall apply for any statutory permission and meet the costs of obtaining such permissions.

The purchasers shall comply with all statutory requirements of all statutory bodies in carrying out works to the subjects, or within the grounds of the subjects.

In the event of any application for necessary consents being refused, the Council shall not be held liable for any expenses incurred by the applicant or their agents and either party will be entitled to resile from the agreement without penalty.

All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and owner details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves (by inspection or otherwise) as to the correctness of each of them and are advised to do so.

No person in the employment of CPG or Glasgow City Council has authority to give any representations or warranties whatsoever in relation to any property.

All development work shall be completed within a development timescale to be agreed with City Property.

Particulars are set out as a general guideline only and for guidance of intending purchasers only and do not constitute part of an offer or contract.

PLANNING

The site requires a site-specific design solution in relation to the development plan, consisting of [The National Planning Framework 4](#) (NPF4), the Glasgow City Development Plan (GCDP) and associated Supplementary Guidance (SG). Cognisance requires to be taken of all NPF4 policies, but the following policies in particular will be relevant:

- 3. Biodiversity
- 4. Natural places
- 14. Design, quality and place
- 16. Quality homes
- 18. Infrastructure first
- 20. Blue and green infrastructure
- 22. Flood risk and water management

The GCDP identifies the subjects as being located within the city's inner urban area, and the site is classed as having base accessibility to public transport. In terms of housing density, supplementary guide SG1 - The Placemaking Principle (Part 2) states at paragraph 2.48, Text Box A, that "higher densities will, generally, be appropriate in the Inner Urban Area...", and criterion (ii) states "density may vary between 30 and 100 Dwellings Per Hectare (DPH) in base accessibility locations". Please refer to SG1 Part 2, Pages 31-32, Paragraphs 2.45-2.50, for the full terms of Council's guidance on residential density.

Particular attention is to be brought to Policy CDP1 – The Placemaking Principle and Policy CDP2 – Sustainable Spatial Strategy. In furtherance of Policy CDP2, the Council has produced the North Glasgow Strategic Development Framework (SDF - adopted April 2023) as spatial supplementary guidance to the GCDP; click on the link [North Glasgow SDF](#) to view the document. The subjects at Edgefauld Road lie within the SDF area, and document should be referred to as appropriate. The SDF's spatial principle (guidance statement) PR8 at page 36 of the SDF states "In addition, the delivery of other development opportunities across a range of sites will help to improve neighbourhood quality and contribute to a compact and sustainable city." As required, relevant GCDP Policies CDP3-CDP12 inclusive, adopted Supplementary Guidance

and Interim Planning Guidance shall be used, as shall the Design Guide - New Residential Areas (March 2013). For those parties seeking pre-application advice, please use the following link:- <https://www.glasgow.gov.uk/article/1299/Pre-Application-Advice>

For more information on planning please contact:

Ian Briggs
Principal Planner North and East Development Management
Glasgow City Council
Neighbourhoods, Regeneration and Sustainability
231 George Street
Glasgow G1 1RX
Email: ianbriggs@glasgow.gov.uk

GUIDANCE NOTE ON ABNORMAL COSTS

Please note the following guidance is given on the assumption that a developer has carried out “due diligence” (including basic surveys of the site and an understanding of the relevant planning policies) in the acquisition of the proposed development site and has satisfied themselves of matters associated with site history and previous uses.

CPG has provided a package of site information which has been made available, upon request, on Share Point. It is expected, however, that the developer will carry out their own investigation after being nominated ‘preferred bidder’ status. A copy of the Site Investigation report requires to be made available to CPG.

CPG consider ‘abnormal costs’ to be; the sum, in pounds sterling, comprising Abnormal Costs/Works which are more than would normally be reasonably anticipated to be required to carry out the proposed development. In the event that a developer considers that abnormal development costs will be incurred, it will be the responsibility of the applicant to demonstrate how the costs have been derived and how they could not have been expected after reasonable pre-bid due diligence, including reference to the information above.

A breakdown of **all** abnormal costs should be provided on the attached Abnormal Cost List. **Completion of this information forms an essential part of any bid with a Headline Price.** Where no costs are provided, they will be assumed as nil. Any abnormal costs which are not provided on the List but which form part of your appraisal should be added as an additional item. The List must include a **total capped abnormal cost** which should form the basis of the guaranteed minimum net price.

CPG do not consider the following items to be abnormal costs and as such any costs associated with these items will be borne by the developer.

1. Compliance with planning policy, including any costs incurred by adherence to policies relevant to the site, for example the provision of open space and public realm, Fastlink contributions or surface water drainage/flood prevention requirements. This also applies to financial contributions linked to the loss of recreational greenspace such as sports pitches or playing fields and any other developer contributions incorporated within any s.69 and/or s.75 agreements.

2. Foundations – where it is expected that the type of development proposed will require deep pile foundations irrespective of ground conditions, this should be assumed.

In respect of the requirement for trench/strip foundations, abnormal costs will only be considered for foundations that are required to be in excess of 700mm wide x 250 mm thick mesh reinforced concrete **and** that are in excess of 1000mm deep to the underside of foundation level measured from formation level. Excavation and removal of spoil must also be assumed to be a cost borne by the developer.

3. Ground conditions – although a full Site Investigation may be required, developers should give cognisance to the known geology of the surrounding area in forming a view on the ground conditions likely to be encountered on the subject site. For instance in an area where it is known or established through basic due diligence as highlighted above, that the make-up of the soil is peat, any removal of this and/or any foundations solutions for this will not be regarded as an abnormal.
4. Topography – it should be assumed that on a sloping or undulating site, that development design will have to accommodate the topography. Cut and fill may be expected and is not an acceptable abnormal. As such any re-profiling of sloping areas will not be considered as an abnormal.
5. Drainage and Flooding – SUDS, pumping stations, attenuation ponds/tanks and all other measures reasonably required to drain the site surface water, groundwater and sewerage.
6. Roads – the costs associated with meeting infrastructure throughout the development site and connection to the public road network.