

FOR SALE

DEVELOPMENT OPPORTUNITY

LAND AT 308 EDGEFAULD ROAD (FORMER WELLFIELD NURSERY SCHOOL)

GLASGOW G21 4XE

SITE AREA 0.893 ACRES (0.362 HECTARES) OR THEREBY

**CITY
PROPERTY
GLASGOW**

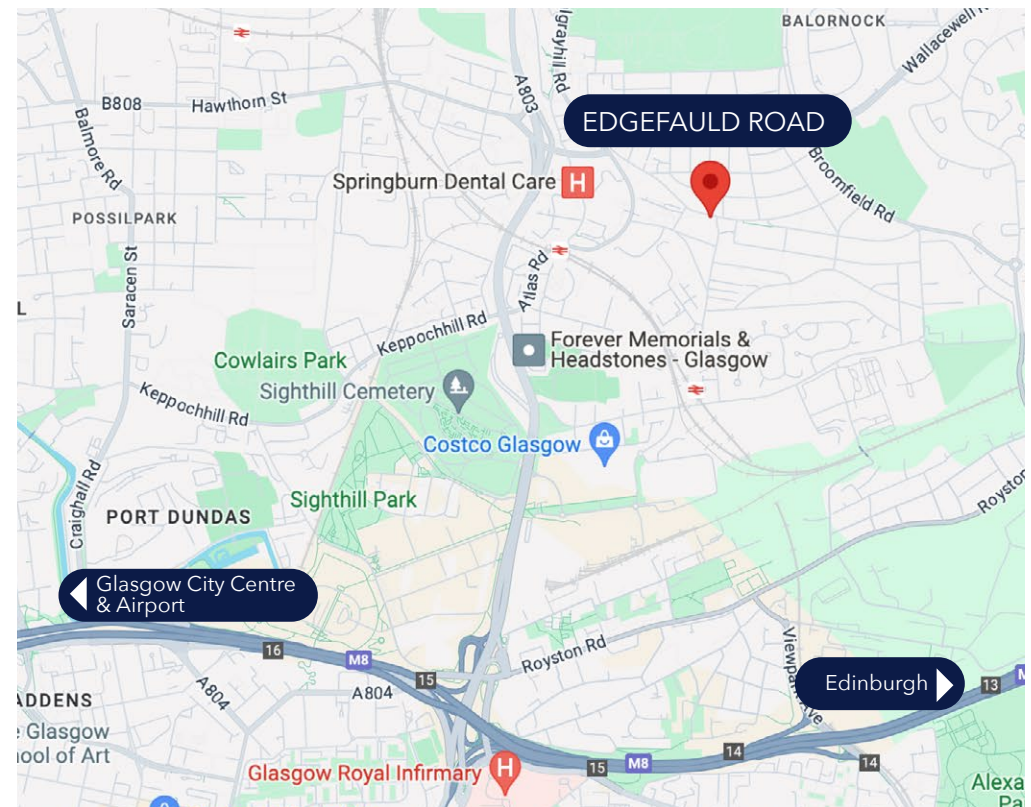


LOCATION

The subject site is located on Edgefauld Road, in the established residential area of Springburn, approximately 1.7 miles northeast of Glasgow City Centre. Access to the site is taken via Edgefauld Road, which is an existing adopted single carriageway road.

The surrounding area is predominantly residential, and provides a combination of privately owned and social housing and a local shopping parade. Other nearby amenities include the Springburn Centre to the west, offering a selection of retail shops and adjacent local services such as a library, health centre and dental surgery. Springburn Park lies to the north providing extensive and accessible green space.

The site benefits from nearby access to the A803 (Springburn Road), which in turn connects to the M8 at Junction 15 (Royston), allowing onward travel to Glasgow City Centre and Scotland's wider motorway network. Public bus links are available from Edgefauld Road, Wellfield Street and Atlas Road, whilst Springburn Station offers regular rail service to Glasgow City Centre and beyond.



MAP DATA © 2024 GOOGLE

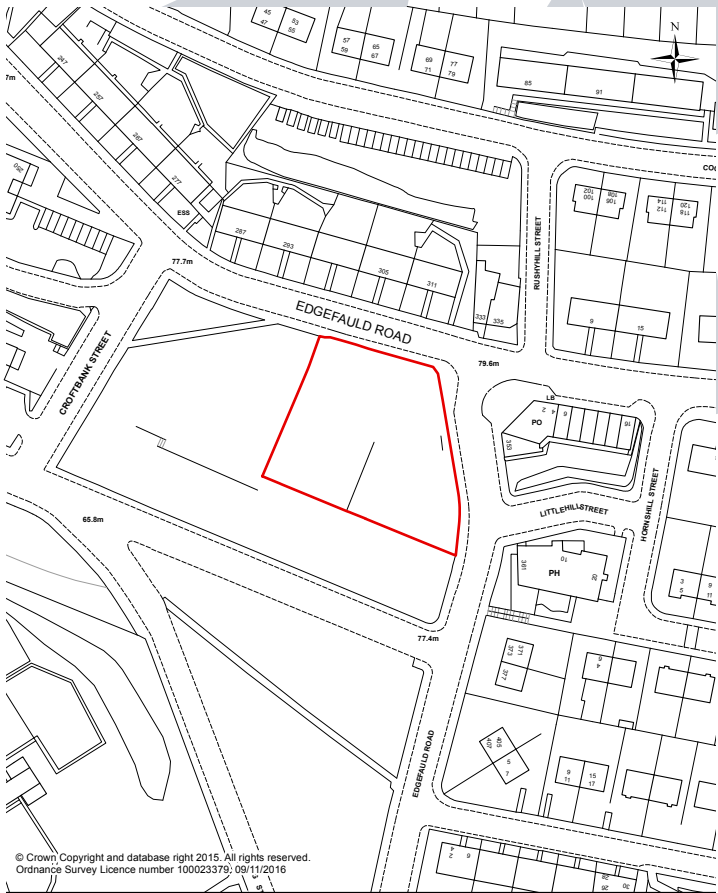


DESCRIPTION

The subjects were formerly occupied by Wellfield Nursery School, which has now been demolished. The site extends to 0.362 hectares (0.893 Acres) or thereby and is shown outlined on the attached plan.

The property is bounded to the north and east by Edgefauld Road, and to the south and west by public open space laid predominately to grass and shrubs.

The site slopes from north to south and is surfaced in a combination of concrete, tarmacadam and grassed areas currently overgrown with young trees and shrubs. It is secured by an original sandstone and brick wall incorporating railings, and a modern post and wire fence. Site access is via the former nursery school gates on Edgefauld Road at the Eastern boundary of the site.



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WELLFIELD NURSERY SCHOOL, 308 EDGEFAULD ROAD			
 GLASGOW CITY COUNCIL DEVELOPMENT AND REGENERATION SERVICES 231 GEORGE STREET, GLASGOW G1 1RX <i>Executive Director</i> Richard Brown	OS Sheet: NS6167NW	I.M. Job No: J84600	Area: 3153 sq m
	Cost Centre No: 35551	Record ID: 35551	Date: 15/11/2016
	Scale: 1:1,250	Rev:	Tech: SEK

TITLE

The heritable title to the site is held by Glasgow City Council. The property is to be sold with the benefit of vacant possession, subject to and with the benefit of any rights of way, servitudes and restrictions. The subject property is highlighted red as shown in the attached plan.

PLANNING

Statutory Planning Position

The site requires a site-specific design solution in relation to the development plan, consisting of 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.

PLANNING continued

Particular attention is to be brought to Policy CDP1 – The Placemaking Principle and Policy and 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
Neighbourhoods, Regeneration and Sustainability
Glasgow City Council
231 George Street
Glasgow G1 1RX
ianbriggs@glasgow.gov.uk

VAT/LEGAL COSTS

The purchaser shall be responsible for the payment of VAT and Land and Buildings Transaction Tax (LBTT) incurred in connection with the transaction. Each party will be responsible for bearing their own legal costs. **It should be noted that the sale will not be subject to VAT.**

SERVICES

It is understood that mains water, electricity, gas and drainage are available to the site. It will be the responsibility of the purchaser to ensure that the required services are available and adequate for any proposed development.

GROUND CONDITIONS

Technical information is available in our Data Room via SharePoint, which can be accessed upon request. Information includes: -

- Service Plans.
- Geotechnical Desk Study: Preliminary Report

CLOSING DATE

Glasgow City Council is seeking best bids for its interest in the property and will consider both unconditional and conditional offers.

Notification of the Closing Date will be issued to all prospective bidders who have registered their interest by submitting full contact details to: marketing@citypropertyglasgow.co.uk quoting "Interested Party - Land at 308 Edgefauld Road".

Whilst City Property will endeavour to advise all parties who have registered their interest of the closing date, it is the responsibility of the interested parties to ensure they are aware of the closing date. As such bidders are strongly advised to check www.citypropertyglasgow.co.uk to ensure that they are aware of the closing date and request information for Submitting Parties Guidance.

VIEWING & FURTHER INFORMATION

City Property (Glasgow) LLP

Exchange House, 229 George Street, G1 1QU



Interested parties wishing to view the subjects should register via our **website**, email **marketing@citypropertyglasgow.co.uk** or telephone 07341 778 287

This property and others may be viewed on our website at:
www.citypropertyglasgow.co.uk

For further information contact:

Stacy Kelly MRICS

 07341 778290

 **Stacy.Kelly@citypropertyglasgow.co.uk**

For Planning information contact:

planningenquiry@glasgow.gov.uk 

Important Notice:

City Property (Glasgow) LLP for themselves and for the vendors of this property, whose agents they are, give notice that: (i) the particulars are set out as a general outline only for guidance of intending purchasers and do not constitute nor constitute part of an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of City Property (Glasgow) LLP has any authority to make or give any representation of warranty whatever in relation to this property, (iv) City Property (Glasgow) LLP 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 Agent's or other fees. Photographs and Particulars November 2024.

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