



INFORMATION FOR SUBMITTING A BID – KINFAUNS DRIVE, DRUMCHAPEL, GLASGOW

CLOSING DATE – 12 NOON, THURSDAY 26TH JUNE 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 23RD OF JUNE 2025. (Do not submit bids until AFTER this date/time).

MAILBOX CLOSE: 12 NOON, THURSDAY 26TH OF JUNE 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: **"Kinfauns Drive, Drumchapel – Closing Date Bid - 12 noon on Thursday 26th June 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:
Jack Girvan, Tel: 07901 825 684 or 0141 287 6161, Email: jack.girvan@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

We are inviting offers for the total site extending to 24.19 ha/ 59.77 acres approx.

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 (GCC) 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** – this must be a fixed sum. Both plots are opted to tax and will be subject to VAT at the standard rate.

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

Staged/phased payments will only be considered where they offer best consideration for GCC.

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 GCC'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.

GCC 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.

GCC 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 GCC 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.

VISION

The [Local Development Framework](#) (LDF) for Drumchapel identifies this site as a priority for new development, and supports the provision of attractive, high-quality housing primarily for families. Part of the requirement for these sites includes the creation of new open space, nature/green links, local shop/community uses and public realm.

Further guidance is contained in the digital data room including direction on design, landscaping and public open space provision, local shopping provision, archaeology, active travel and transport requirements.

PLANNING

Glasgow's statutory [Local Development Plan](#) comprises the [City Development Plan](#) (CDP) and [National Planning Framework](#) (NPF), which in conjunction with [supplementary guidance](#) provides the basis for assessing planning applications.

As supplementary guidance to the CDP, the [Drumchapel Local Development Framework](#) (LDF) was adopted in September 2024. Proposed development should align with the LDF, and bidders are expected to engage directly with GCC Planning from the outset of the design process. Key supplementary planning guidance for interested parties to consider as part of the bidding process include:

SG1	Place making provides detailed planning guidance relating to: <ul style="list-style-type: none">• Placemaking• Design, residential layout and density• Proposals for non-residential use	SG8	Water Environment
SG4	Network of Centres.	SG9	Historic Environment
SG5	Resource Management.	SG10	Meeting Housing Needs
SG6	Green Belt & Green Network.	SG11	Sustainable Transport: <ul style="list-style-type: none">• Includes guidance on car

			parking requirements
SG7	Natural Environment.	SG12	Delivering Development: • Sets out an approach to open space provision

Additional Documents

- [Residential Design Guide](#)
- [Open Space Strategy](#)
- [Flood Risk and Drainage Impact](#)

*Note these requirements may not be exhaustive. All planning policies require to be read in conjunction with the relevant supplementary guidance which outlines the detailed requirements of the planning authority.

GENERAL GROUND CONDITIONS

The woodland area located within the boundary of Plot C is to be protected, enhanced and managed through an Agreement to be made under Section 75 of the Town and Country Planning (Scotland) Act 1997. A [Tree Preservation Order](#) (TPO) is in place for this woodland (Order No GCC104):

To maintain the integrity of the Tree Preservation Order's trees and to reduce shading and incursion into gardens and houses we will insist on a 10m no build exclusion zone from the nearest trees including garden spaces.

GCC Flood Management should also be consulted on drainage requirements. West of Scotland Archaeology Service (WoSAS) should be consulted about (all of) the sites for advice and to clarify the extent of any archaeological considerations. The contact for WoSAS is enquiries@wosas.glasgow.gov.uk

Further details on general ground conditions are available in our SharePoint data room - access available upon request. GCC has instructed and concluded a suite of site investigations of the development site being marketed. These reports are shared together with the marketing information. A collateral warranty will be afforded to the purchaser (beneficiary) from the provider of said reports at an appropriate time. The collateral warranty style offered is included within the marketing information and will not be subject to change or revision.