

# TO LET / MAY SELL DEVELOPMENT SITE

163 WARDIE ROAD, EASTERHOUSE, GLASGOW G34 9EG  
APPROX. 2.39 Acres / 0.97 Ha

**CITY  
PROPERTY  
INVESTMENTS**





# DEVELOPMENT SITE

- For sale on behalf of City Property Glasgow (Investments) LLP
- Site area approx. 2.39 Acres/0.97 Ha
- Suitable for a variety of uses (subject to planning).

## THE SITE

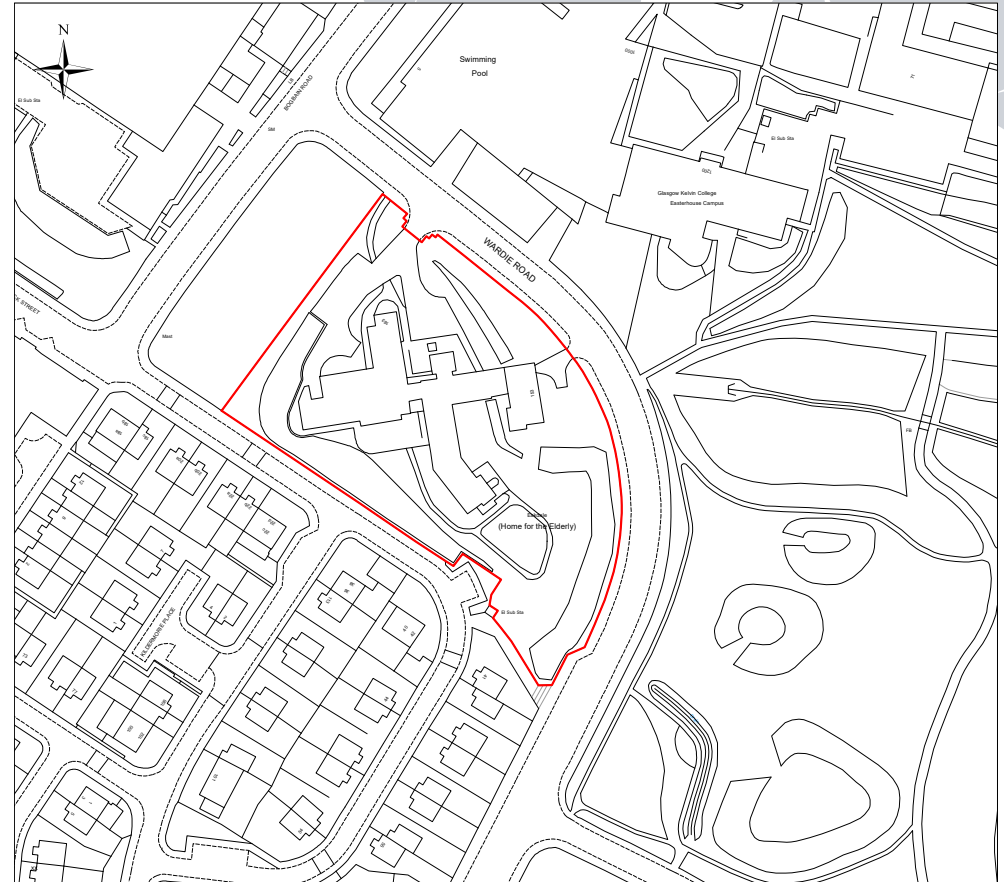
The site is on a slight hill dropping from Shandwick Street to Wardie Road and formerly housed Eskdale House on a large flat area, which has now been demolished.

## LOCATION

163 Wardie Road is situated in the heart of Easterhouse close to Glasgow Fort Shopping Centre. The site sits south of Platform arts centre and Glasgow Club Easterhouse, with The Lochs Shopping Centre to the east and housing to the south. The site is well served by close bus routes and is 7 minutes drive from the M8 a short distance from the four-way junction M8/M73 at Bargeddie.

The 60/60A bus takes you from Easterhouse Town Centre to Easterhouse Train Station or is an 18 min walk from the site.

The site is bound by Wardie Road and Shandwick Street



## TENURE

The site is available on a long leasehold basis however, a sale of the heritable interest (Scottish Equivalent of English Freehold) will be considered.

## VAT/LEGAL COSTS

The purchaser of the site will be responsible for the payment of VAT and Land and Buildings Transaction Tax (LLBT) incurred in connection with the transaction. Each party will be responsible for their own legal costs. It should be noted that the site is currently not opted to tax.

## PLANNING

Given the development potential of the site we would encourage all interested parties to make early contact with the Planning Department at Glasgow City Council. A detailed planning brief is available in the data room.

## SERVICING

Having housed a former building, 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 their proposed development.

# CLOSING DATE

City Property Glasgow (Investments) LLP is looking for best bids for its interest in the site.

Notification of the closing date will be sent to all prospective bidders who have registered interest in the property and provided full contact details at our website

[www.citypropertyglasgow.co.uk/property/development-site-wardie-road/](http://www.citypropertyglasgow.co.uk/property/development-site-wardie-road/)

Please note that all compliant bids will be assessed by the extent which proposals meet the guidelines provided within the marketing brief along with the subsequent closing date letter and 'Submitting Parties Information Guidance' which will be sent to all registered parties. Whilst City Property will endeavour to advise all parties it is the responsibility of interested parties to ensure that they are aware of the closing date and as such they should regularly check the City Property website for updates.

# FURTHER INFORMATION

Further information is available to registered interested parties who will be sent a link to a Sharepoint File including:

- Service Plans
- Site Plan
- Desktop Ground Condition Report



# CONTACT DETAILS

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Please contact:

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## 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 August 2025.

Keeping your data safe and secure is important to us and our new privacy policy aligns with the data protection law introduced on 25 May 2018. The changes don't alter the way we use and protect your personal information but make it easier for you to find out how we use it. There is nothing you need to do but you can visit [www.citypropertyglasgow.co.uk/privacy-policy/](http://www.citypropertyglasgow.co.uk/privacy-policy/) to find out more. If you do not have access to a computer or if you prefer, a hard copy of the privacy statement can be sent to you. For this please contact City Property (Glasgow) LLP on 0141 287 6161 or email [info@citypropertyglasgow.co.uk](mailto:info@citypropertyglasgow.co.uk)