

# FOR SALE

## LANDMARK GRADE B LISTED BUILDINGS WITH DEVELOPMENT POTENTIAL

FORMER WHITEINCH BURGH HALL AND RESOURCE CENTRE,  
25/35 INCHLEE STREET, WHITEINCH, GLASGOW G14 9QG  
1,201 SQ M (12,927 SQ FT) OR THEREBY

**CITY  
PROPERTY  
GLASGOW**



# LOCATION

The property is located on the corner of Inchlee Street and Victoria Park Drive South within the Whiteinch area of Glasgow, and approximately 5 miles west of the City Centre.

This well-established suburb of the city is predominantly residential in character, offering a combination of traditional tenement flats, modern apartments and family housing. To the south, a corridor of industrial development along South Street and the River Clyde boasts a range of national and local businesses.

The area has an excellent provision of local amenities, with Glasgow's West End within easy walking distance and providing busy high street shopping, bars and restaurants. In addition, West End Retail Park is located on Crow Road, and provides among its tenant mix both Sainsbury's and M&S food stores.

Whiteinch is well served for recreational activity, with Victoria Park lying immediately to the north and providing extensive and accessible public open space and Scotstoun Stadium and Club offering modern sports facilities. In addition, Whiteinch Public Library, Nursery School and Primary School all lie within a short walking distance.

The area benefits from excellent road connectivity, with the Clydeside Expressway (A814) offering a direct link to Glasgow City Centre. In addition, the A739 provides access to both the northwest of the city and the southside, via the Clyde Tunnel. Public bus links are readily available within the vicinity, whilst both Partick and Hyndland Train Stations offer regular rail services to Glasgow City Centre and beyond.







# DESCRIPTION

Whiteinch Burgh Hall comprises a number of adjoining buildings which taken in totality form a former civic complex. This landmark structure, occupies a prominent site within Whiteinch, overlooking Victoria Park to the north. The buildings were most recently used as a community centre, but are now vacant and in need of significant refurbishment/ redevelopment.

The original section of the building was completed in 1894 and comprises an L shaped, 2 storey burgh hall, designed in the Scottish Renaissance style and fronting onto Victoria Park Drive South. The building is of red sandstone construction, under a pitched and slated roof. Principal access to this building is taken from Inchlee Road.

Later additions to the south include a single storey police station and a 2-storey masonic hall, which over time, have been interconnected with the main building and in the subjects for sale. For the avoidance of doubt, the subjects exclude the 3-story residential block to the corner of Inchlee Street and Medwyn Street , and the adjacent yard facing onto Medwyn Street, and the adjacent yard facing onto Medwyn Street.

The upper floors of this building are already in seperate ownership. **Please note that it is intended that the ground floor will be sold to a third party, for the purpose of residential conversion. As a result, some minor sub-division works will be required.**



# DESCRIPTION

Internally, the subjects provide a combination of open plan meeting space, with ancillary accommodation and smaller cellular rooms. Whilst many of the original period features have been retained, the internal fabric of the building is in a generally poor state of repair.

The property provides the following Gross Internal floor area:-

12,927 sq ft

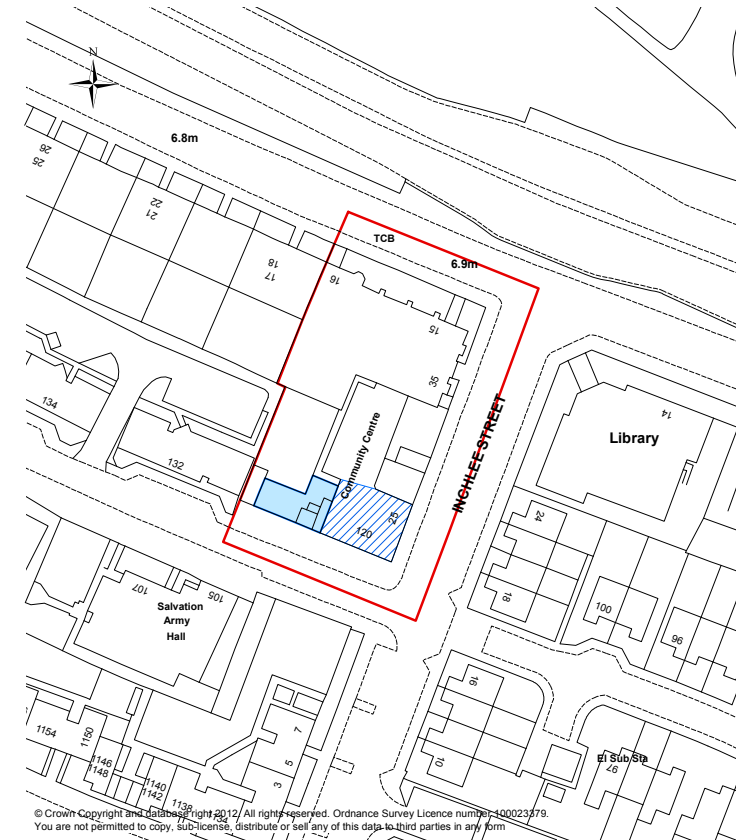
1,201 sq m

The subjects are Category B listed and are on the Buildings at Risk Register.

Please note that in light of the condition of the building we are unable to conduct internal inspections.

Please find below a link to a drone video, which provides aerial footage of the external parts of the property.

<https://vimeo.com/1075985121>



# 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.

The area shaded in solid blue is in separate ownership, whilst the area shaded in blue hatchings denotes the ground floor to be sold separately. Both blue areas are excluded from the subjects for sale.

The floor plan shows the following rooms and areas:

- Top Left:** A large blue-shaded area, possibly a pool or a large storage area.
- Top Center:** WORKSHOP, OFFICE, KITCHEN, and a central corridor.
- Top Right:** STAFF ROOM, STORE, CLAMORROOM, and another OFFICE.
- Middle Left:** FEMALE TOILET, MALE TOILET, and a central corridor.
- Middle Center:** LAUNDRY ROOM, PAINT SPRAY ROOM, WORKSHOP AREA, and a central corridor.
- Middle Right:** DINING ROOM, WORKSHOP, and a central corridor.
- Bottom Left:** A large blue-hatched area containing several rooms, including a HALLWAY, REST ROOM, and a central corridor.
- Bottom Center:** CRAFT HOBBY ROOM, TOOL STORE, WELDING SHOP, and a central corridor.
- Bottom Right:** BATHROOM, BEDROOM, KITCHEN, and a central corridor.
- Far Right:** LADIES TOILET, LADIES REST ROOM, and a central corridor.

The plan also includes various smaller rooms, corridors, and a central staircase area.

# PLANNING

Proposals for the site should align with [National Planning Framework 4](#) (NPF4) plus relevant [City Development Plan](#) Policies and associated strategies.

The B-listed former Whiteinch Burgh Hall complex may be suitable for conversion to a number of uses such as residential, Class 4 business, leisure, studio space and other uses which are compatible in a residential area. The property is a visually prominent, architecturally significant building, therefore any proposals should include a **Conservation Statement** that will reflect a thorough understanding of the architectural and historical significance of the asset including assessment against [Historic Environment Policy SG9](#) and Historic Environment Scotland's Managing Change Guidance [Use and Adaptation of Listed Buildings](#). Proposals would only be considered on the basis of repair, retention and adaption of as much of the existing complex as possible in order to secure the long-term future of the asset.

The subjects are listed on the Buildings at Risk Register for Scotland and the authority understands that the condition of the buildings will be a challenge. Accordingly, the overarching planning consideration is to find a sustainable, long-term future for the complex and Glasgow City Council will be receptive to innovative development proposals which reflect this aspiration.

Alterations to the building will require Listed Building Consent and Change of Use of the property will require Planning Permission. The Planning Service strongly encourages pre-application discussions in advance of making any required applications. Proposals which seek to retain, conserve and/ or repurpose Buildings at Risk will be exempt from pre-application advice charges.

## 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. **Please note that Whiteinch Burgh Halls is not VAT elected.**

## 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.

## FURTHER INFORMATION

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
- Floor Plans

## 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](mailto:marketing@citypropertyglasgow.co.uk) quoting "Interested Party - Whiteinch Burgh Hall and Resource Centre".

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](http://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

The condition of the property is such that internal viewings will be limited and may only be conducted strictly by appointment.




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](http://www.citypropertyglasgow.co.uk)**

For further information contact:

**Graeme Davies MRICS**

 07774 336 531

 **[graeme.davies@citypropertyglasgow.co.uk](mailto:graeme.davies@citypropertyglasgow.co.uk)**

For Planning information contact:

**[planningenquiry@glasgow.gov.uk](mailto: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 April 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 <https://www.citypropertyglasgow.co.uk/privacy/> 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)