

FOR SALE

BENGAL PLAYING FIELDS, BENGAL STREET,
POLLOKSHAWS, GLASGOW G43

ON BEHALF OF TRANSFORMING COMMUNITIES: GLASGOW (TC:G)

CITY
PROPERTY
GLASGOW



Transforming
Communities:
Glasgow



RESIDENTIAL DEVELOPMENT SITE

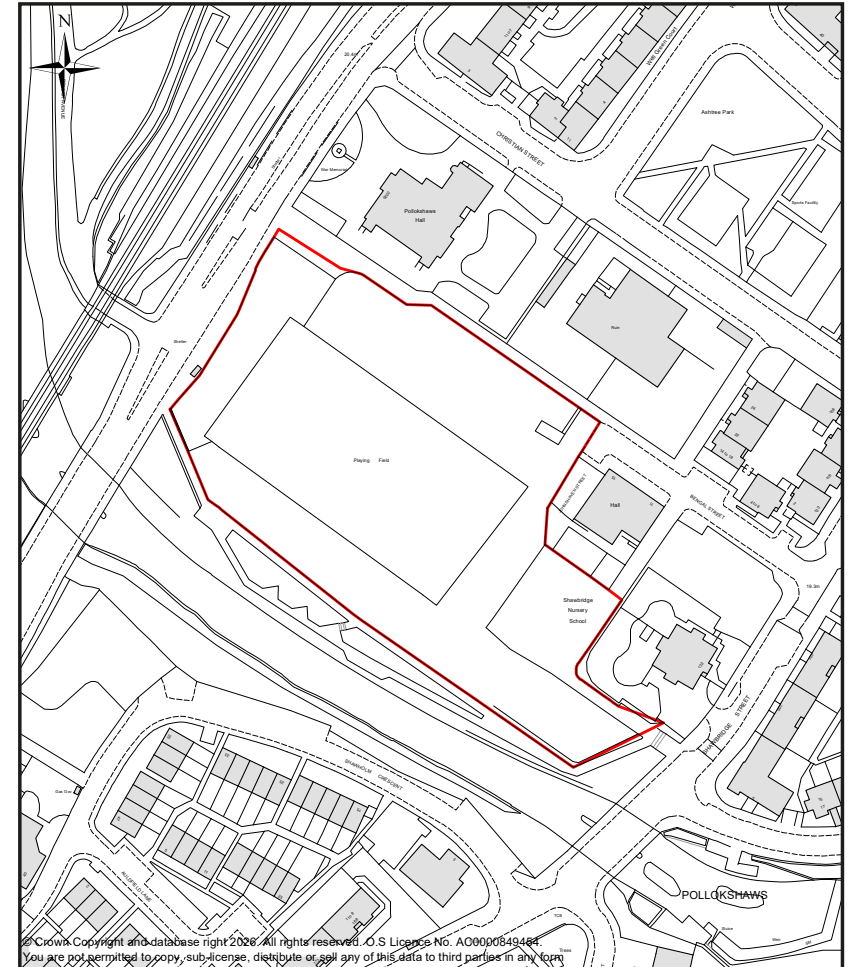
- Excellent Residential Development Opportunity in Pollokshaws
- Site within Pollokshaws Transformational Regeneration Area
- Site area extending to 1.6 hectares (3.95 acres)

INTRODUCTION

On behalf of Transforming Communities: Glasgow, City Property (Glasgow) LLP is pleased to bring to the market an exciting opportunity for high quality residential development in the popular south side of the city.

Transforming Communities: Glasgow (TCG) is a regeneration company and registered charity that is made up of a partnership between the Scottish Government, Glasgow City Council and Wheatley Homes Glasgow (WHG) and relates to the comprehensive regeneration of eight sites across Glasgow, brought together in a single programme to achieve jointly agreed joint regeneration priorities. These areas are called 'Transformational Regeneration Area's' (TRA's).

The Pollokshaws Transformational Regeneration Area (TRA) is a 13-hectare site centred around Shawbridge Street, bounded by Pollokshaws Road, Ashtree Road/Riverford Road and Nether Auldhouse Road. The area has undergone significant regeneration over the past decade, with major clearance and demolition completed in 2016 to enable redevelopment.



REGENERATION TO DATE

To date, delivery across the TRA includes 365 social rented homes and 24 mid-market rent properties by WHG and Homes for Scotland, alongside 40 refurbished flats supported through the Scottish Government's Greener Homes Innovation Scheme. Urban Union has completed 137 private homes, while WHG has delivered a further 35 mid-market rent homes at the former police station site and 70 new Mid Market Rent homes at the former Shawbridge Arcade site in November 2025. Public realm improvements, including upgrades to the adjacent square at McArthur Street, are due for completion in summer 2026

LOCATION

The Bengal Playing Fields site is one of the final remaining residential development opportunities within the TRA. The site extends to approximately 1.7 hectares and is located between 124-142 Shawbridge Street/Bengal Street (G41 1NL). It is currently classified as vacant and derelict and has an estimated capacity of around 105 units, with a clear focus on delivering family homes for private sale

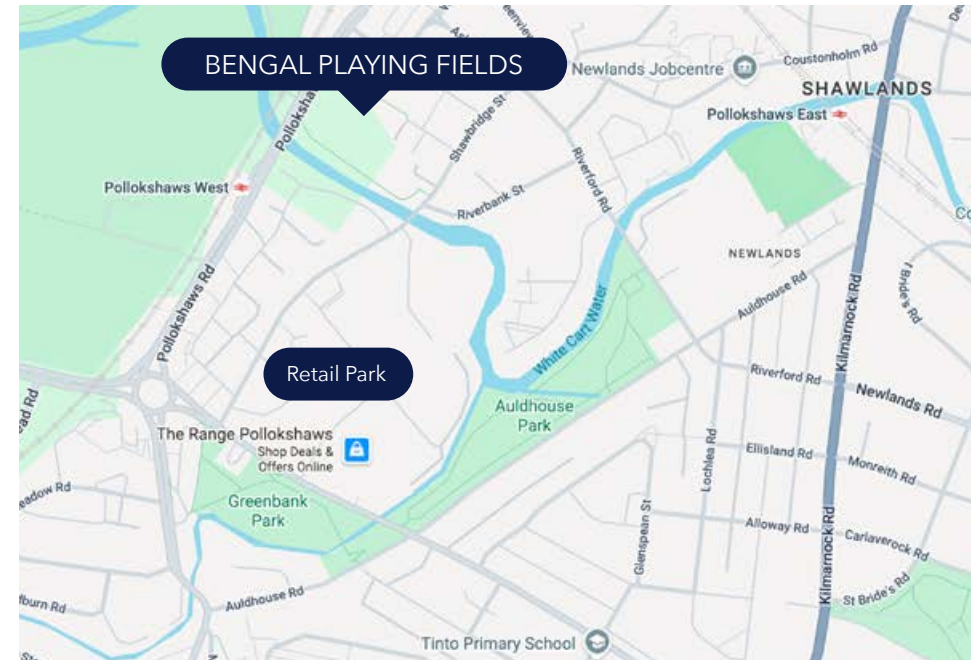
The site is situated between Pollokshaws Road, a main arterial route servicing the Southside of Glasgow, and Shawbridge Street, where most of the recent redevelopment has occurred.

AMENITIES AND TRANSPORT LINKS

The site falls within the catchment area for well-regarded primary and secondary schools, enhancing its appeal to families. At the same time, the range of local amenities supports a broader mix of residents, including downsizers seeking convenience and accessibility.

Pollok Park is directly accessible from the development and is a major local asset. Extending to 146 hectares, it includes the Burrell Collection, extensive walking and cycling routes, and a range of natural features, offering a significant lifestyle benefit for residents.

In terms of location, the area is just 10 minutes from Shawlands and benefits from a wide range of nearby amenities, including cafés, restaurants, independent shops and leisure facilities. Pollokshaws West Rail Station is approximately five minutes away, providing direct links into Glasgow Central. The area is also well served by bus routes and cycle infrastructure, making it an attractive location for commuters.



HOUSING TENURE AND REQUIREMENTS

It is envisaged that the site will be of interest primarily to private sector house builders and developers. As such any proposal that requires financial support will not be considered.

A Masterplan and Delivery Framework was undertaken in August 2013 by Anderson & Bell Christie Partners, and highlights the aspirations of TC:G.

In 2023, consultants Smith Scott Mullan undertook a capacity study and community consultation covering Bengal Playing Fields, the former Sir John Maxwell School site and a smaller Pollokshaws Road site. This work identified a strong opportunity to bring forward new family housing for private sale.

Both the 2013 Masterplan and the Review in 2023 provides flexibility it is envisaged that the subject site is predominantly developed for low-rise two storey housing. As such any flatted development should form a relatively low percentage of the housing unit numbers for the development.

The 2023 Capacity study estimated a capacity around 105 units over the site. Alternative layouts and house types, that can maximise the site value, are also encouraged

PLANNING

All development proposals should refer to the National Planning Framework 4 (NPF4), which is a long-term plan for Scotland that sets out where development and infrastructure is needed. It was adopted in February 2023 and combines a National Spatial Strategy and National Planning Policies for the management of our shared environment. The statutory development plan for any given area of Scotland consists of the National Planning Framework and the relevant Local Development Plan(s).

The Glasgow City Development Plan was adopted on 29 March 2017. Policies CPD1 Placemaking and CDP 2 Sustainable Spatial Strategy encourage development to be informed by a place-based approach, which means new development should be responsive to its context and seek to build upon the benefits of proximity. It is critical that new development is compatible with existing and future uses. All planning policies require to be read in conjunction with the relevant supplementary guidance which outlines the detailed requirements of the planning authority.

Whilst the site is allocated as Open Space in CDP 2017, CDP2 Proposed Plan was approved at City Administration Committee on the 4 June 2026 and provides an up-to-date Council position. CDP2 allocates the site for housing. The site sits within Policy 6.5 Pollokshaws Area of Change and is also located within the Pollokshaws TRA. Policy 6.5 paragraph 4.531 requires that all sites within the Pollokshaws Area of Change:

4.531 Development Proposals will:

1. Delivered in accordance with the Pollokshaws TRA and Pollokshaws (Shawbridge) Masterplan and Development Framework.
2. Deliver design and landscape features that reflect Pollokshaws' historic legacy as a village.
3. Create permeable and interlinked streets that enhance linkages to local destinations, such as community facilities, shopping facilities, parks and public transport corridors in the wider vicinity.
4. Support and enhance the local shopping facilities and local focal point at Macarthur Street (Pollokshaws).
5. Support the enhancement of Auldhouse Retail Park.
6. Retain and enhance the remaining built heritage in the area.

Site specific requirements are also provided for the site.

PLANNING continued

It is recommended that interested parties contact the planning authority via their pre application service for any advice on the principal of potential development.

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:

Ross Middleton

Principal Planner

Neighbourhoods, Regeneration and Sustainability

Planning - South Team Development Management

Glasgow City Council

231 George Street,

Glasgow G1 1RX

Email Ross.Middleton@glasgow.gov.uk

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

VAT/LEGAL COSTS

The purchaser shall be responsible for the payments of all VAT and LBTT incurred in connection with this transaction.

Each party will be responsible for bearing their own legal costs.

CLOSING DATE

City Property, on behalf of TC:G, is seeking best bids for its interest in this property and will consider conditional offers.

Please note that all compliant bids will be assessed on the extent to which the proposals meet the guidance of this marketing brief along with the subsequent closing date letter and “information for Submitting Offers” supporting documentation which will be sent to all registered interested parties.

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 “Bengal Playing Fields”.

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 Offers guidance.

FURTHER INFORMATION

City Property (Glasgow) LLP

Exchange House, 229 George Street, G1 1QU



Interested parties should register via [Bengal Playing Fields](#) or telephone 0141 287 6161

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

For further information contact:

Arron Gauld

 07435 868472

 arron.gauld@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 May 2026.

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-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