

FOR SALE

RESIDENTIAL DEVELOPMENT SITE



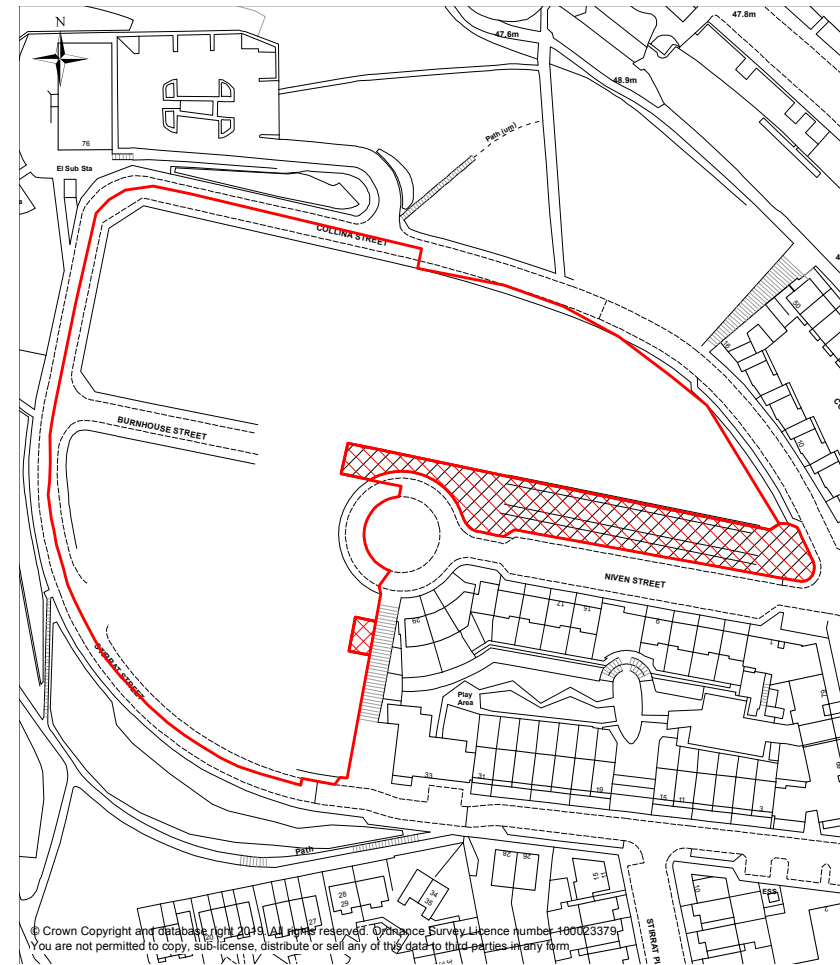
Transforming
Communities:
Glasgow

Collina Street, Maryhill, Glasgow G20
On behalf of Transforming Communities: Glasgow (TC:G)

RESIDENTIAL DEVELOPMENT SITE

On behalf of Transforming Communities: Glasgow (TC: G), City Property (Glasgow) LLP is pleased to bring to the market a residential development opportunity at Collina Street, Maryhill as follows:

- Private residential development opportunity.
- Site area approximately 2.13 hectares (5.26 acres).
- Located within Maryhill Transformational Regeneration Area (TRA) surrounded by recently developed mixed tenure housing, health and community facilities.
- Well placed for access to Glasgow City Centre located approximately 6 km (4 miles) to the south east.
- Overlooking the Forth and Clyde Canal to the north and offering aspects across the City to the Campsie Hills. The River Kelvin is located to the south west.



TRANSFORMING COMMUNITIES: GLASGOW – MARYHILL TRANSFORMATIONAL REGENERATION AREA

Glasgow City Council, Glasgow Housing Association and the Scottish Government have formed “Transforming Communities: Glasgow” with the shared objective of promoting the long term social, economic and physical regeneration of Glasgow’s eight Transformational Regeneration Areas (TRAs), which includes Maryhill TRA.



TC: G aims to deliver a sustainable mixed tenure neighbourhood within the Maryhill TRA. The Maryhill Locks Masterplan was produced in 2007/2008 to act as an initial design guide for the redevelopment of the area. The Masterplan can be found in the Objective Connect data store. The masterplan’s key principles have been embedded in the high quality housing developments already completed and remains a relevant planning tool which should help inform plans for future development of the Collina Street site.



LOCATION

The site is located in the Maryhill area of Glasgow approximately (6 km) 4 miles north-west of Glasgow City Centre. Collina Street is located just off Maryhill Road (A81), which is the main transport route offering a link between Glasgow City Centre and Bearsden/Milngavie. Maryhill Road also provides the main commercial/retail offering within the area.

Significant transformation has taken place within the immediately surrounding area with the following developments already successfully completed:

- Maryhill Housing Association's development immediately to the east and south which includes 125 units comprising a mix of flats, and terraced and semi-detached villas for social rent and shared equity.
- Cube Housing Association's Kelvindale Place development located to the south east and comprising 52 flats for social rent
- To the North of the Canal, at Whitelaw Street/Glencoy Street, Bigg Regeneration completed a development of 40 terraced units for private sale. Following the success of this scheme, a further 33 units are under construction at Lochgilp Street to comprise three and four bed townhouses, also for private sale.
- Completion of Maryhill Health and Care Centre and Glasgow Club Maryhill (a state of the art sports complex) on nearby Garbraid Avenue.
- Refurbishment of the Maryhill Burgh Halls also on Garbraid Road.



Maryhill location plan

TRANSPORT LINKS

The site benefits from excellent transport links being located approximately one mile from Maryhill Train Station which offers a regular service to Glasgow Queen Street. Bus services are provided on the nearby Maryhill Road, the main arterial route offering regular connections to Glasgow City Centre and southward to Dumbarton Road. Nearby Partick provides excellent transport links via Partick Railway Station, Partick Subway Station and Partick Interchange Bus Station.

SITE DESCRIPTION

The site comprises open, grassy land extending to 2.13 hectares (5.26 acres) or thereby. The site is bound to the north and east by Collina Street, and to the south and west by Stirrat Street. The topography of the site is varied, with the area to the south sloping from north to south. Topography plans are available within Objective Connect.

The new road sections of Collina Street, Stirrat Street and Niven Street (including the roundabout) are adopted. The western part of the site is traversed by sections of Burnhouse Road and Niven Street associated with former development of the site. These road sections remain adopted.



TENURE

Any proposal that requires Partnership Support for Regeneration Grant (PSRG) financial support will not be considered.

Glasgow City Council secured Scottish Government Housing Infrastructure Funding (HIF) for recent grouting works carried out on the site. Under the terms of the HIF Grant, there is a requirement that development of the site should include a predominance of affordable housing for Low Cost Home Ownership (LCHO). The key requirement of this agreement is that development of the site should target first time buyers and a marketing strategy should clearly highlight how the target market will be reached including:

- How the target client group will be identified/ attracted (e.g. referrals/ advertising).
- The period of marketing during which first time buyers will be accorded priority.

- Marketing arrangements to be implemented in the event that all houses are not sold to first time buyers.
- Monitoring / recording arrangements required to evidence the operation of priority purchase arrangements.

Glasgow City Council will require to formally submit to Scottish Government confirmation of a signed Development Agreement with the selected preferred bidder. This will include a development scheme and appraisal, a clear outline of development timescales, and the marketing strategy for targeting first time buyers (as above).

PLANNING

The TRA and Maryhill Locks Masterplan

The Maryhill Locks Masterplan was produced in 2007/2008 to act as an initial design guide for the redevelopment of parts of Maryhill including the area around Collina Street known as “The Valley”. The Masterplan establishes a series of specific guidelines to inform development proposals for the Collina Street site including the following:

- Provision of a range of low density two and three storey family house types across the majority of the site to include townhouses, terraced and semi-detached houses.
- Creation of high density circa four storey flatted residential blocks at feature locations within the site.
- Inclusion of high quality amenity open space and play facilities that possess a good size, attractive functionality and accessibility within the site. Contributions to outdoor kickabout and sports pitch facilities are likely to be focused on enhancing existing facilities in the wider area.
- Provision of a high quality sustainable urban drainage system to serve the development.
- Formation of attractive internal active travel links across the development that offer clear onward connections to the Kelvin Walkway.
- Development of an attractive and permeable internal road layout that clearly connects to the Guthrie Street/Garbraid Avenue entry point to the Valley.

PLANNING (CONTINUED)

Glasgow City Development Plan

Glasgow City Development Plan was adopted on 29 March 2017. The new local development plan replaces Glasgow City Plan 2 (2009) and sets out the Council's land use strategy providing the basis for assessing planning applications.

The City Development Plan does not identify land use zones to direct particular types of development. Instead, Policy CPD1 Placemaking encourages development to be informed by a placed based approach, which means new development should be responsive to its context and seek to build upon the benefits of proximity. Policy CDP2 sets out the Council's Sustainable Spatial Strategy. It is critical that new development is compatible with existing and emerging uses in the local area. Policies CDP3 to CDP12 provide more detail on specific land uses or environments which contribute to meeting the requirements of the overarching policies. The policies should be read in conjunction with the adopted and interim planning guidance provided in the Supplementary Guidance. The Plan and associated supplementary guidance can be accessed at [City Development Plan - Glasgow City Council](#) and [Supplementary Guidance - Glasgow City Council](#).

The majority of the site is located within an inner urban area with high accessibility to public transport. Ordinarily in such circumstances the City Development Plan would demand high density residential redevelopment proposals. However, in areas of significant change (such as TRA locations) the density of development requires to be informed not only by the vision outlined in the most recent masterplan prepared for the area (available in Objective Connect) but also in the context of the built form and housing already delivered within the TRA. The masterplan vision for the Collina Street site identifies an opportunity to deliver two and three storey family homes (to include townhouses, terraced and semi-detached houses) whilst also appreciating the topographical challenges indicating support for denser built form where appropriate with opportunities for flats at feature locations within the site.

To enquire about any of the detailed requirements of the site, please contact Kevin McCormack (Planning Manager), City Property (Glasgow) LLP by e-mailing kevin.mccormack@citypropertyglasgow.co.uk.

GENERAL GROUND CONDITIONS

The site has benefitted from grouting works to consolidate former mineworkings. Further information is contained within Objective Connect, along with a package of additional technical information.

SERVICES

It is understood that mains water, electricity, gas and drainage are available to either the site or nearby residential streets. Service plans are available in Objective Connect. It will be the responsibility of the purchaser to ensure that the required services are available and adequate.

TITLE

Title to the majority of the site is held by Glasgow City Council and is to be sold with the benefits of any rights of way, servitudes or restrictions. The area shown cross hatched on the site plan (extending to 0.18ha (0.45acres)) is presently being acquired from Maryhill Housing Association Ltd. Sale of the site is subject to satisfactory completion of the purchase.

TRANSACTION STRUCTURE

TC: G's preference is that the sale will be by way of an outright disposal to the preferred developer of the site. Alternative phased approaches may be considered should this represent best value to TC:G based on the set scoring criteria. A licence arrangement for the disposal on an individual plot basis will not be considered.

TC:G require a share in sales overage on a 50:50 basis and the base values of housing unit types also requires to be agreed and captured within the Development Agreement.

VAT/LEGAL COSTS

The purchaser shall be responsible for the payment of VAT and Land and Buildings Transactions Tax (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 the site and will consider both unconditional and conditional offers.

Please note that all compliant bids will be assessed by the extent to which the proposals meet the guidelines provided within the marketing brief along with the subsequent closing date letter and "Submitting Parties Information Guidance", supporting documentation which will be sent to all registered parties.

The scoring assessment of all compliant bids will be weighted as follows:

- 60% Financial Offer
- 40% Development Proposal and Design

When set, 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 "Collina Street, Maryhill".

Whilst City Property will endeavour to advise all parties who have registered their interest of a closing date, it is the responsibility of interested parties to ensure that they are aware of the closing date. As such, bidders should check www.citypropertyglasgow.co.uk to ensure that they fully informed.

FURTHER INFORMATION

A full package of information is available in Objective Connect which can be accessed on request. Information includes:

- Geotechnical Desk Study – Preliminary Report
- Mineral Stability Desk Study Report
- Grouting Validation Report
- Environmental and Geotechnical Assessment
- Service Plans
- Topography Plans
- Adopted Roads Plans
- The Maryhill Locks Masterplan



contact details

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

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