

FOR SALE

RESIDENTIAL DEVELOPMENT SITE



Transforming
Communities:
Glasgow

Shawbridge Street, Pollokshaws, Glasgow, G43

On behalf of Transforming Communities: Glasgow (TC:G)



- Excellent Residential Development Opportunity in Pollokshaws
- Site within Pollokshaws Transformational Regeneration Area
- Phase 1 : Site area of approximately 1.14 hectares (2.82 acres)
- Phase 2 : Site area of circa. 1.18 hectares (2.92 acres)
- The sites are being released on a two phase basis.

INTRODUCTION

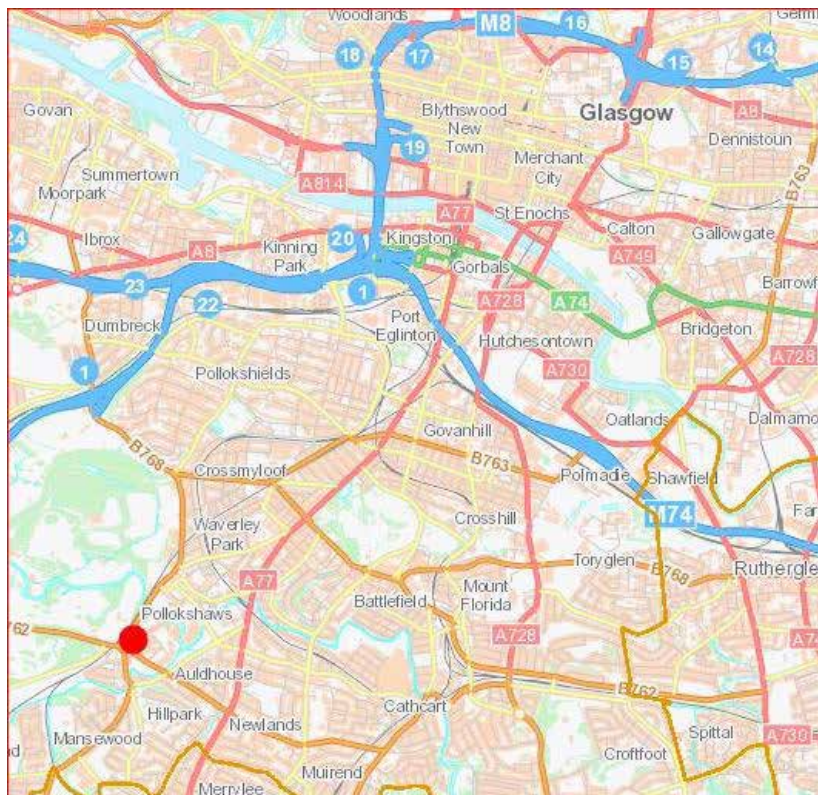
Glasgow City Council, Glasgow Housing Association and the Scottish Government have formed Transforming Communities: Glasgow with the shared objective of promoting the long term social, economic and physical regeneration of Glasgow's eight Transformational Regeneration Areas (TRA's).

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

VISION

The vision is to establish a new urban quarter in the south side of Glasgow that responds to the area's rich heritage and rekindles a village atmosphere. The village will place the White Cart and Pollok Country Park as its heart and will seek to capitalise on its excellent transport network to create a sustainable community, meeting people's needs for housing choice, local services and healthy urban living.

A two phased development over the site is sought in order to maximise the regeneration premium and thus support the objectives of TC: G.



LOCATION

The site is in an excellent position located just off the arterial route of Nether Auldhouse Road and Pollokshaws Road in Glasgow's popular Southside, around four and a half miles from the city centre.

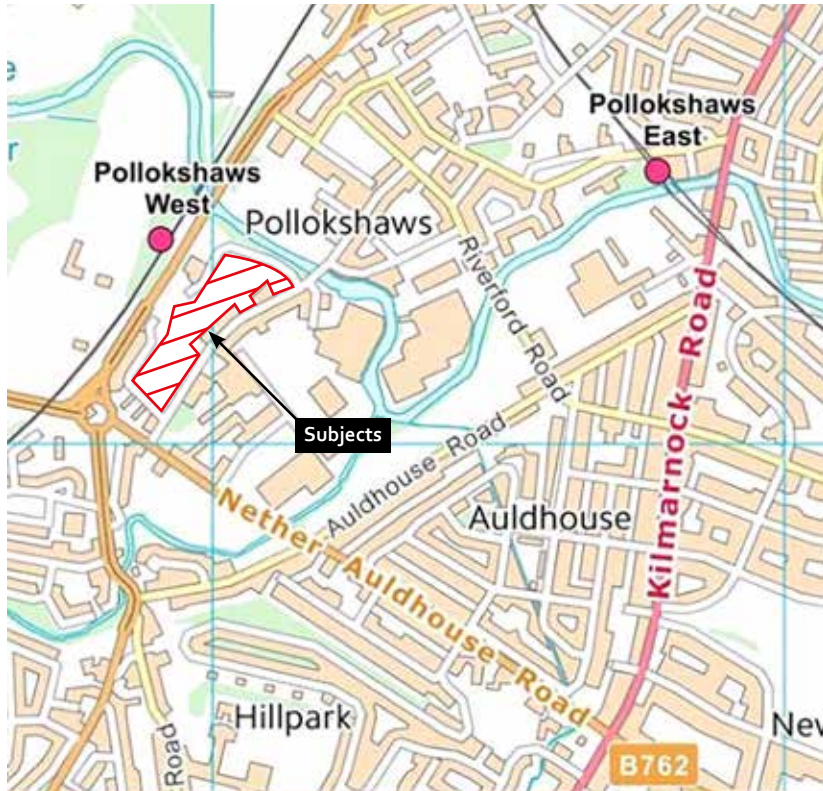
REGENERATION TO DATE

The immediate area is currently undergoing significant transformation with immediate plans for up to 450 new mixed tenure homes in addition to commercial and public spaces. An early phase of redevelopment of the TRA has already been completed.

- 93 units on Shawbridge Street for social rent (GHA).
- 40 units refurbished for mid-market rent on Shawbridge Street (GHA/Lowther Homes).
- 47 units under construction for social rent on Pollokshaws Road (GHA)
- 42 units at the planning application stage (Loretto Housing Association) amenity, mainstream and particular needs units.

TRANSPORT LINKS

The site is readily accessible by road from all directions of the city with a key roundabout linking Pollokshaws Road, Nether Auldhouse Road, Thornliebank Road and Barrhead Road within a short distance. Public transport is well served with a number of bus routes connecting the site with all directions whilst the commuter station of Pollokshaws West is also in walking distance across Pollokshaws Road.



RETAIL & AMENITIES

Shopping facilities are within walking distance including Nether Auldhouse Retail Park, a Morrisons store, Lidl, the shopping mix of Kilbarnock Road with the restaurants, bars and clubs of Shawlands also within the vicinity. Silverburn Shipping Centre is a short drive away.

Pollok Country Park, the Burrell Collection and Pollok and Haggs Castle Golf Courses are all within a short drive and offer superb leisure activities.

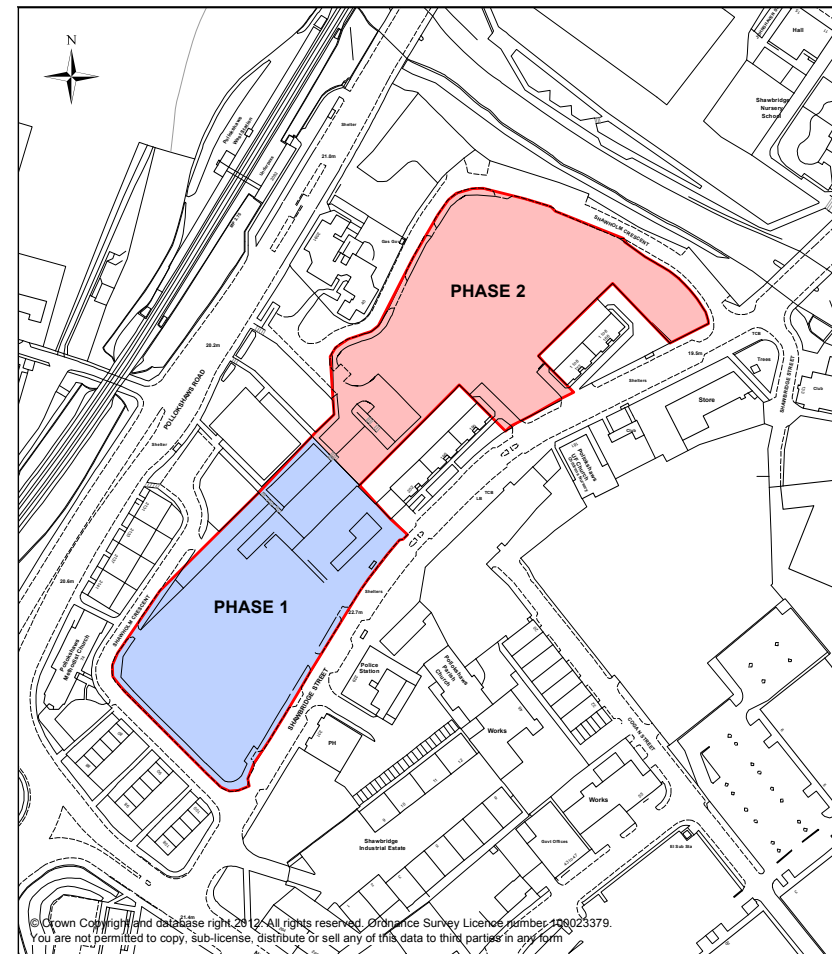
The site is also close to a number of strong schools with Hillpark Secondary School less than a mile away and Shawlands Academy nearby in a northerly direction.

SITE DESCRIPTION

The two phases of the subject site have a combined area of approximately 2.32 hectares (5.73 acres) consisting of 1.14 hectares (2.82 acres) and 1.18 hectares (2.92 acres) of Phase 1 and Phase 2 respectively. The site is accessed directly from Shawbridge Street and Shawholm Crescent and future access should be consistent with present routes. The site is generally level. The previous high-rise flats have been demolished and the rubble bings on site will be removed by TC:G prior to the disposal.

TENURE

It is envisaged that this 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.



PLANNING

The strategic aim of the Transforming Communities Glasgow is to secure large scale positive regeneration centred on balance of private and public housing investment.

Supported by the local community, the Council's vision for the regeneration of this part of the city is outlined in the Pollokshaws Local Development Strategy (approved 19th January 2012):

"To establish a new city quarter in the Southside of Glasgow that responds to the area's rich heritage and rekindles a village atmosphere"

This vision seeks to maximise the potential of the location which is:

- highly accessible to public transport (both by bus and Pollokshaws West rail station lying adjacent which connects the neighbourhood direct to Glasgow City Centre);
- a village within the city with the White Cart and Pollok Park at its heart;
- situated between the vibrant offer of Shawlands Town Centre and the award winning Pollok Country Park with its extensive woodlands and gardens providing a quiet sanctuary for both visitors and wildlife. Pollok Country Park is rich in rural history formerly being part of the Old Pollok Estate and ancestral home to the Maxwell Family. The park is also home to the world famous Burrell Collection.
- set in an area of strong landscape character with the White Cart Water running towards the north of the development site and its river walkway connecting to National Cycle Routes Nos 7 and 75;

- an area surrounded by stable, higher-value private sector housing and within an area of high housing demand;
- close to the retail and leisure amenities provided at Silverburn and is in close proximity to both the M77 and M8 motorways.

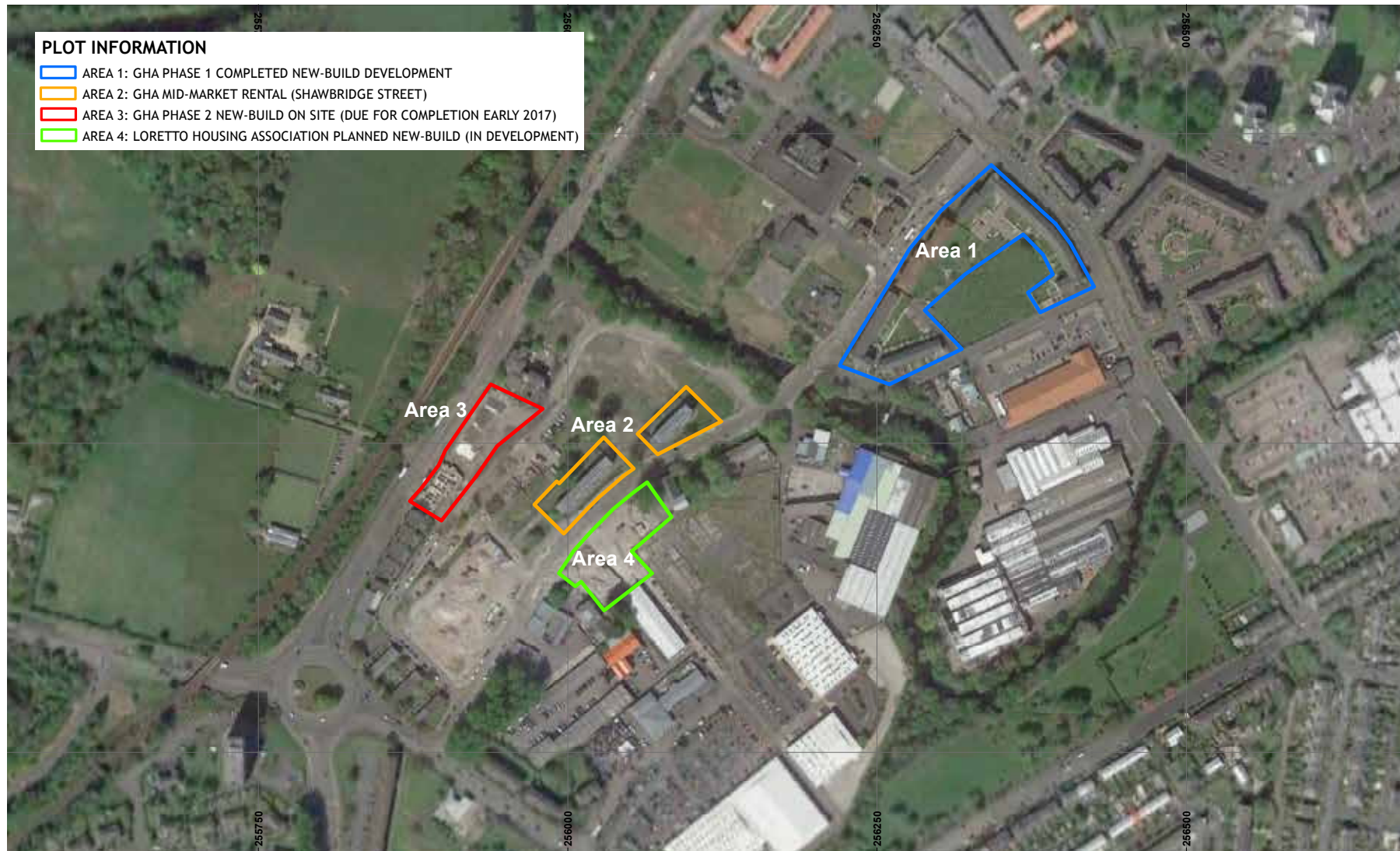
The site is identified in the adopted local plan (City Plan 2) for Residential and Supporting Uses (Development Policy Principle DEV 2). The Council supports the residential redevelopment of this site in principle subject to compliance with the detailed requirements of the Development Plan*

The subjects are located within an inner urban area with high accessibility to public transport. Ordinarily in such circumstances planning policy would demand high density residential redevelopment proposals. However, City Plan 2 Policy RES 1 – Residential Density explains that in areas of significant change (such as TRA locations) the density of development shall be informed by the local development strategy and masterplan prepared for the area. Page 62 of the approved Local Development Strategy (LDS) confirms:

"The Council support higher densities in areas that are easily accessible by walking, cycling and public transport however, it is the aspiration of the LDS that predominantly low density, mixed family housing are accommodated in Shawbridge"

PLOT INFORMATION

- AREA 1: GHA PHASE 1 COMPLETED NEW-BUILD DEVELOPMENT
- AREA 2: GHA MID-MARKET RENTAL (SHAWBRIDGE STREET)
- AREA 3: GHA PHASE 2 NEW-BUILD ON SITE (DUE FOR COMPLETION EARLY 2017)
- AREA 4: LORETTO HOUSING ASSOCIATION PLANNED NEW-BUILD (IN DEVELOPMENT)



DETAILED PLANNING REQUIREMENTS FOR THE SHAWBRIDGE DEVELOPMENT SITE

The Council's LDS vision for the site is developed in further detail in the 2013 Anderson Bell + Christie Masterplan which outlines:-

- Indicative development layouts that encourage the **completion** of the urban blocks where the existing flats have been refurbished by GHA / Lowther Homes for mid-market rent;
- a **scale** of development that changes from north Pollokshaws to the south: on the north bank of the White Cart massing increasing to circa 4 storeys to respond to the urban grain. Lower density housing to the south of the White Cart;
- the **majority** of dwellings proposed on the south bank area (i.e. the Shawbridge Development Site) shall be **2 or 3 storey family houses** with a lesser number of flats potentially supportable in order to provide a sustainable housing mix;
- The Council will **not** permit new vehicular access onto Pollokshaws Road which is a key arterial route into the city centre;
- the Planning Authority will seek **high standards** of urban design, landscaping, quality materials and architecture befitting the location which will deliver **strong local identity** and **successful placemaking**;
- the development layout will require to deliver **best practice in surface water management** and ensure **safe and accessible permeability** through the site.

The development layout for this site shall therefore be determined through a careful understanding of the approved LDS and masterplan prepared for the site and due cognisance of the particular detailed requirements of policies RES 2 Residential Layouts and ENV 2 Open Space and Public Realm Provision. The City Council encourages open space solutions to be found on-site and where this is not possible a developer contribution (to be secured by means of a legal agreement) will be required to meet any shortfall in compliance with development plan policy.

Given the foregoing a comprehensive design and access statement will be a prerequisite in support of a future planning application.

Relevant policies of Glasgow City Plan 2 would include (though not exclusively) the following:

DEV 2 - Residential and Supporting Uses

RES1 Residential Density

RES2 Residential Layouts

RES4 Barrier Free Homes

DES1 Development Design Principles

DES2 Sustainable Design & Construction

DES 4 Protecting and Enhancing the City's Natural Environment

DES12 Provision of Waste and Recycling Space

DETAILED PLANNING REQUIREMENTS FOR THE SHAWBRIDGE DEVELOPMENT SITE

TRANS 2 Development Locational Requirements

TRANS4 Vehicle Parking Standards

TRANS 5 Providing for Pedestrians and Cycling in New Development

TRANS 6 Cycle Parking Standards

ENV2 Open Space and Public Realm Provision

ENV 4 Sustainable Urban Drainage

ENV 5 Flood Prevention and Land Drainage

ENV 7 National, Regional and Local Environmental Designations

ENV 12 Development of Brownfield Land and Contaminated Sites

City Plan 2 is available to view at www.glasgow.gov.uk/en/Business/Cityplan.

These policies should be considered alongside related development guides as identified in the plan and the following documents which are material planning considerations applicable to this site.

Design Guide for New Residential Areas (where applicable)

<http://www.glasgow.gov.uk/index.aspx?articleid=9678>

Pollokshaws Local Development Strategy is available to view at <https://www.glasgowconsult.co.uk/KMS/dmart.aspx?strTab=PublicDMartCompleted&NoIP=1>

Pollokshaws (Shawbridge) Transformational Regeneration Area Masterplan & Delivery Framework (August 2013) by Anderson Bell + Christie Architects. More details can be found at <https://www.glasgow.gov.uk/index.aspx?articleid=18394>

For further information please contact Kevin McCormack (Planning Liaison Manager) on 0141 287 9104

Kevin.mccormack@drs.glasgow.gov.uk.

*Other material considerations - Note at the point of marketing the City Council is considering the contents of the Glasgow City Development Plan Examination Report by the Scottish Government Planning and Environmental Appeals Division. The City Development Plan is expected to be adopted later in the year and at that time will replace City Plan 2.

GENERAL GROUND CONDITIONS

Desktop geometrical reports are available. For details on general ground conditions, please contact marketing@citypropertyglasgow.co.uk in the first instance or for further enquiries contact Geometrical and Land Remediation, DRS, 231 George Street, Glasgow G1 1RX; 0141 287 8525, email geotechnical@drs.glasgow.co.uk

SERVICES

As part of a previous study the understood existing utilities were subject of a desk top survey by Ramboll. In summary, the existing infrastructure for the development consists of a mix of "standard" roads-located services and newer supplies and drainage provided in the sixties and seventies when the multi-storey and bar block buildings were built. These utilities are not located within roads and do not follow any specified route - instead they criss-cross many areas of the site. Services will therefore require to be diverted and renewed in some areas of the site to accommodate new development.

It should be noted that there is a main sewer, at a shallow depth, running north to south on the former alignment of Shawbridge Street. This was built over previously by a high rise block but cannot be built upon in the future. It requires to have an agreed stand-off area as shown on the plan adjacent.

Ramboll also advise that based on the information available, there is sufficient capacity within overall existing utilities provision to service new development.

Notwithstanding the above, it will be the responsibility of the purchaser to ensure that required services are available and adequate for the proposed development of the sites. For details of the Ramboll report and available services plans, please email: marketing@citypropertyglasgow.co.uk

HOUSING REQUIREMENTS

The Masterplan and Delivery Framework undertaken in August 2013 by Anderson Bell & Christie Partners (available on request from marketing@citypropertyglasgow.co.uk) highlights the aspirations of TC:G. Although the 2013 Masterplan has some flexibility it is envisaged that the subject site is predominantly developed for low density two storey housing. As such any flatted development should form a relatively low percentage of the overall housing unit numbers for the development.

The 2013 Masterplan indicatively showed approximately 120 units over the site. This is considered to be at the top end of unit numbers for the site and alternative layouts, whilst maximising the site value, are also encouraged.

All of the new build housing must be of an acceptable quality ensuring compliance with, as a minimum, the current Scottish Building Standards Silver Level of Sustainability. Further information is available via marketing@citypropertyglasgow.co.uk

TITLE

Presently, the title is predominantly held by Glasgow Housing Association (GHA) with a number of areas owned by Glasgow City Council with rights retained in favour of GHA. However, as the areas outwith GCC ownership are currently in the process of being transferred from GHA, it is envisaged that at the date of entry, the purchaser will acquire the titles from GHA. The sites are to be sold with the benefit of any rights of way, servitudes or restrictions. The sites are highlighted and outlined in red on the attached plans.

TRANSACTION STRUCTURE

The proposed development with timescales, in addition to the obligations and intentions of the parties will be formalised through a Development Agreement.

The sale to the preferred bidder will be undertaken on a two-phased basis, with TC:G entering into a development agreement allowing the bidder to develop Phase 1 of the site under licence, with ownership being retained by TC:G. On Phase 1 the individual plots will be released on an agreed basis and a licence fee paid by the preferred bidder equating to the stated value of the individual plots. TC:G will grant a disposition to the buyer of each individual housing unit in return for payment of the licence fee.

Phase 2 can be drawn down by the preferred bidder when 75% of Phase 1 is completed and meets the timescales and criteria laid out by the Development Agreement. The full land value for Phase 2 will be paid for at the point of "draw down".



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

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.

The scoring assessment will be weighted as follows :

- 70% - Financial Offer
- 30% - Development proposal and design

VAT/LEGAL COSTS

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

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

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 "Pollokshaws"

Whilst City Property will endeavour to advise all parties who have registered their interest of the closing date, it is the responsibility of 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.



Transforming
Communities:
Glasgow

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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