



Residential Development Site

ORIGINAL CONSENT FOR 29 FLATS AND ANCILLIARY CAR PARKING

Darnley Street/Albert Drive, Glasgow

Location

The site occupies a prominent corner position on the east side of Darnley Street at the junction with Albert Drive, within the Pollokshaws area which lies approximately 2 miles south of Glasgow city centre.

The site is in an established residential area of the city, immediately to the east of the site, the Albert Drive/Pollokshaws Road area has been developed with modern flatted housing.

Local retailing amenities can be found on Albert Drive and closeby on Pollokshaws Road/Kilmarnock Road. A Morrisons Supermarket lies approximately 1 mile from the subjects and both Queens Park and Maxwell park are a short walk. The Tramway Museum is closeby and Pollokshaws East railway station lies adjacent.

Site Area

0.39 acres (0.16 Hectares).

Planning

Planning consent – 06/03535/DC was granted in March 2007 permitting 29 flats, together with basement parking as per the breakdown below:

- 7 x 1 bedroom
- 14 x 2 bedroom
- 7 x 3 bedroom
- 1 x 4 bedroom

The Section 75 agreement has been finalised with Glasgow City Council.

Detailed plans/specification are available via ourselves and our client's architects.



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General Comments

The site is ideally suited to residential development, although we would envisage the original planning consent being amended by potential developers.

The Section 75 payment agreed of £48,000 on the basis of the proposed scheme, we would believe requires renegotiation, dependent upon the scheme finalised.

Price

Offers over £425,000 are invited exclusive of VAT.

Legal Costs

Each party shall be responsible for their own legal costs and the tenant will be responsible for any property taxes and registration dues.

VAT

All prices and rents are quoted exclusive of VAT.

Viewing

Strictly by appointment through the letting agents.

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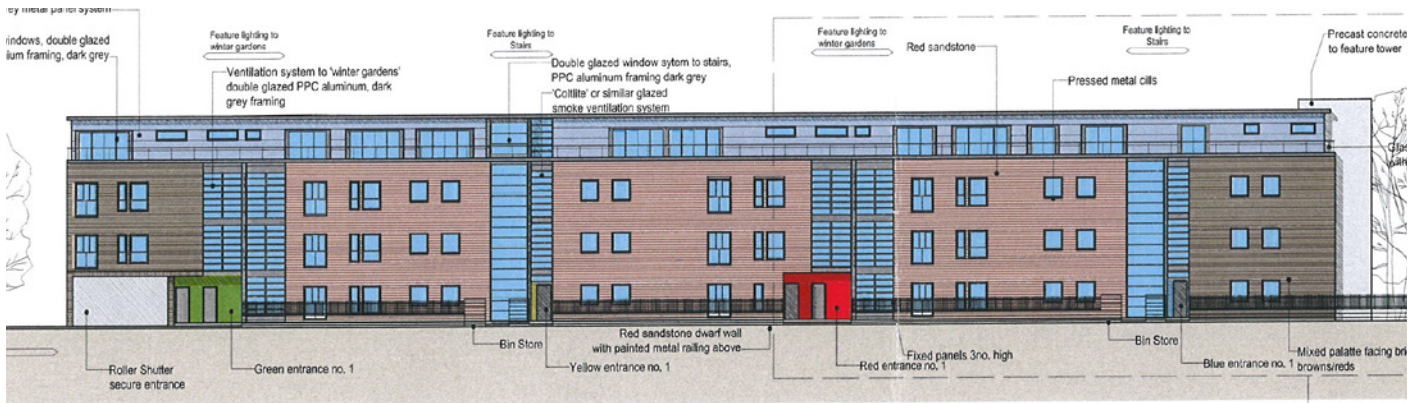
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Important Notice: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After printing, circumstances may change without our control; we will inform enquirers of any changes at the earliest opportunity, October 2015.



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