

# FOR SALE

DEVELOPMENT OPPORTUNITY



Former Crossmyloof Care Home, 80 Titwood Road, Glasgow, G41 2DJ  
Site Area 0.65 hectares (1.62 acres) or thereby



## DEVELOPMENT OPPORTUNITY

- On the instructions of Glasgow City Council
- Development Opportunity in Glasgow's south-side
- Former Crossmyloof Care Home, 80 Titwood Road, Glasgow, G41 2DJ
- Site area of 0.65 hectares (1.62 acres) or thereby.
- Close to M8 and M77 motorway networks



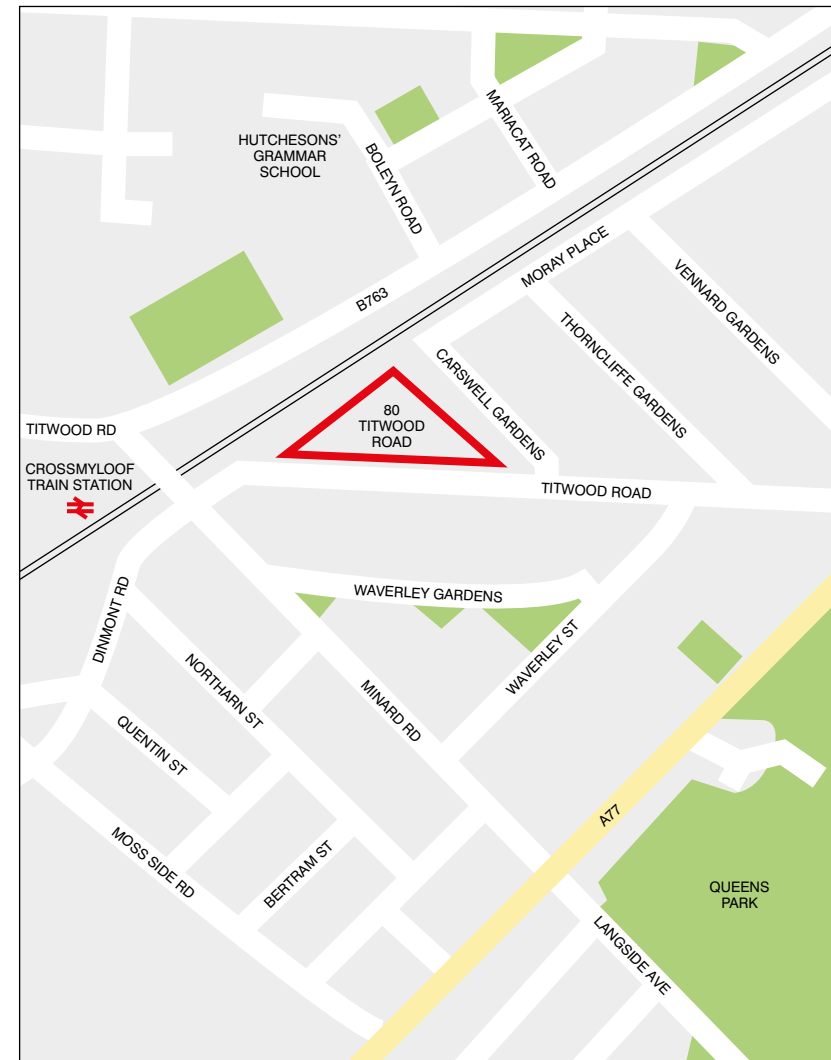
## LOCATION

The subject site is located on the north side of Titwood Road and lies between the Strathbungo and Shawlands areas of Glasgow, approximately 5 km (3.1 miles) south of the city centre. The site benefits from excellent transport links given its proximity to Crossmyloof train station and frequent bus services along Titwood Road. The nearby M77 motorway provides easy access to both Glasgow Airport, Glasgow city centre and the wider motorway network.

Glasgow's Southside is densely packed with traditional 19th Century tenements and offers an abundance of things to see and do.

Strathbungo and Shawlands are popular residential areas and offer a broad range of excellent shopping facilities, supermarkets, restaurants, bars and numerous recreational facilities. Nearby Silverburn shopping centre provides an extensive range of shops restaurants and supermarkets.

Queen's Park lies at the southern end of Titwood Road and offers something for everyone from manicured green space, sport and recreational facilities, boating pond, glasshouse and extensive views across the city towards the Campsie Hills and Ben Lomond.



## SITE DESCRIPTION

Crossmyloof Care Home comprises a purpose built Care Home and Day Centre for the elderly extending to approximately 2,800 sq. m or thereby.

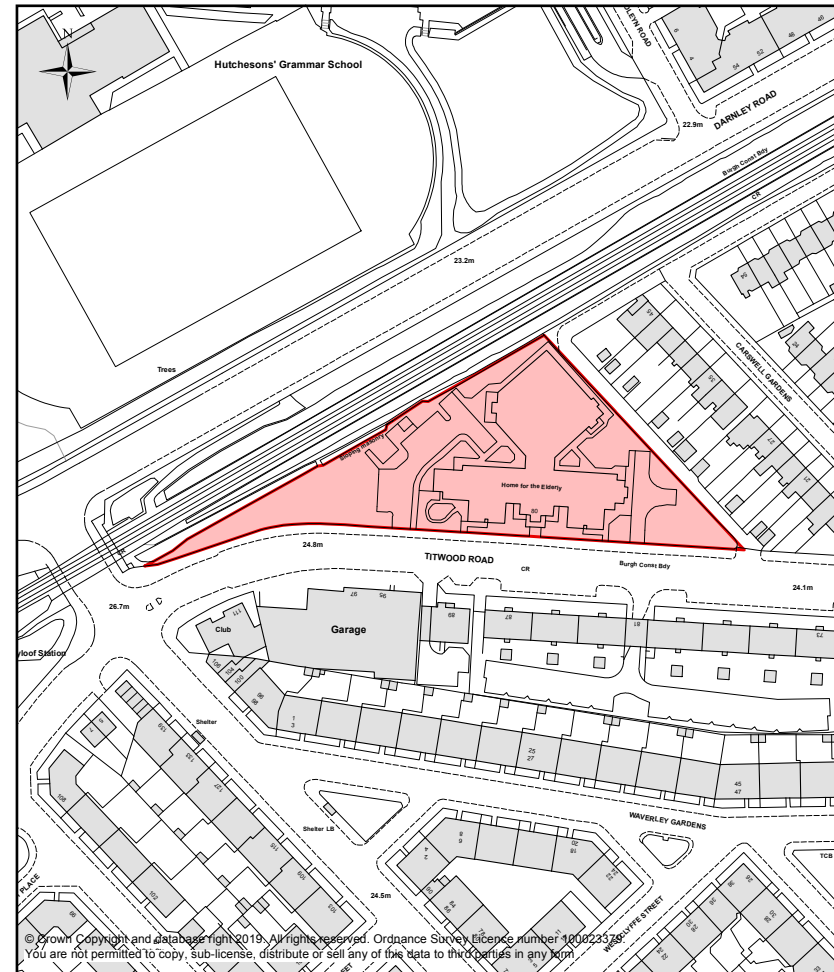
The subject site is triangular in shape and extends to 0.65 hectares (1.62 acres) or thereby. The site is bound to the north by the railway embankment, to the south by Titwood Road and to the east by an unadopted road which provides access to the rear of nearby residential properties.

## TITLE

Title is held by Glasgow City Council. The site is to be sold with the benefit of vacant possession, subject to and with the benefits of any rights of way, servitudes or restrictions. The subject site is shown highlighted and outlined in red on the plan opposite.

## RATEABLE VALUE

The property has a Rateable Value of £108,000.



## PLANNING

[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 - See City Development Plan

The City Development Plan does not identify land use zones to direct particular types of development. Instead, overarching policies CPD1 Placemaking and CDP 2 Sustainable Spatial Strategy encourage development to be informed by a placed base 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. This particular site is located close to Crossmyloof Railway Station connecting the site directly to Glasgow Central on both the East Kilbride and Barrhead lines.

This particular site will be primarily of interest to housing developers. Relatively modest commercial floorspace with uses compatible in residential areas may also be supportable where there are no issues concerning loss of amenity, design quality, undue impacts or land-use compatibility.

The City Development Plan identifies the subjects as being located in an inner urban area with base accessibility to public transport. In such circumstances density may vary between 30 DPH (dwellings per

hectare) and 100 DPH subject to the townscape context of the site and prevailing building heights of surrounding properties. Detailed design will require to take account of the operational railway adjacent (in terms of noise and vibration) and access, parking and private garden space requirements to ensure successful redevelopment of this site.

With the foregoing in mind indicative drawings will be a prerequisite in support of a competent bid demonstrating that the interested party has applied a placemaking approach to the site specific issues.

Key planning policy and supplementary guidance for interested parties to consider as part of the bidding process\*:-

CDP 1 Placemaking

CDP 2 Sustainable Spatial Strategy

CDP 5 Resource Management

CDP 8 Water Environment

CDP 10 Meeting Housing Needs

CDP 11 Sustainable Transport

CDP 12 Delivering Development



## PLANNING (CONTINUED)

SG1 Placemaking provides detailed planning guidance relating to:

- Placemaking
- Design, residential layout and density
- Proposals for non-residential use

SG 5 Resource Management

SG 8 Water Environment

SG 10 Meeting Housing Needs

SG 11 Sustainable Transport

- confirms car parking requirements

IPG 12 (SG12) Delivering Development

- IPG 12 sets out an interim approach to open space provision

In addition:-

- [Residential Design Guide](#)
- [Open Space Strategy \(DRAFT\)](#)
- [Flood Risk and Drainage Impact](#)

\*Note these requirements may not be exhaustive. All planning policies require to be read in conjunction with the relevant supplementary guidance which outlines the detailed requirements of the planning authority.

To enquire about any of the detailed planning requirements of the site, please contact:

**Kevin McCormack BA (HONS) MRTPI , Group Manager**

Spatial Strategy Delivery – River and City Centre

Tel: 0141 287 9104

[Kevin.McCormack@glasgow.gov.uk](mailto:Kevin.McCormack@glasgow.gov.uk)



## GENERAL GROUND CONDITIONS

For details on general ground conditions, email [marketing@citypropertyglasgow.co.uk](mailto:marketing@citypropertyglasgow.co.uk) in the first instance.

For further enquiries contact:

Geotechnical and Land Remediation, DRS, 231 George Street, Glasgow, G1 1RX; 0141 287 8525. Email [geotechnical@drs.glasgow.gov.uk](mailto:geotechnical@drs.glasgow.gov.uk)

## SERVICES

It is understood that all main services (water, gas, electricity, sewage) are available to the nearby streets and can therefore be utilised due to their close proximity to the site.

It will be the responsibility of the purchaser to ensure that required services are available and adequate for the proposed development of the site. Service plans are available by request from [marketing@citypropertyglasgow.co.uk](mailto:marketing@citypropertyglasgow.co.uk)

## ENERGY PERFORMANCE CERTIFICATE

A copy of the Energy Performance Certificate (EPC) is available in the data room.



## 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 bearing their own legal costs. It should be noted that this sale will be subject to VAT.

## CLOSING DATE

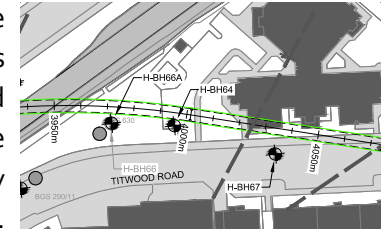
City Property is seeking best bids for its interest in the site. Notification of the closing date will be sent to all prospective bidders who have registered their interest by submitting full contact details via the undernoted link:

[Crossmyloof Care Home, 80 Titwood Road](#) 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", which will be sent to all registered parties.

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](http://www.citypropertyglasgow.co.uk) to ensure that they are fully informed.

## SHIELDHALL TUNNEL

The Shieldhall Tunnel traverses the south-western section of the site as shown on the adjacent graphic and interested parties are referred to the detailed site information provided by Scottish Water within our data room.



## FURTHER INFORMATION

A package of information is available in our Objective Connect data room, which can be accessed on request. Information includes:

- Energy Performance Certificate
- Floor Plans
- Shieldhall Tunnel Site Information from Scottish Water
- Service Plans
- Marketing Brochure/Bid Guidance/Abnormals Cost List
- Geotechnical Desk Study
- Site Plan
- Aerial Photographs





## contact details

For further information contact:

**Roy Alexander: 0141 287 6155**  
**roy.alexander@citypropertyglasgow.co.uk**

**Allison McCaig: 0141 287 8437**  
**allison.mccaig@citypropertyglasgow.co.uk**

For planning information contact:

**Kevin McCormack: 0141 287 9104**  
**Kevin.McCormack@glasgow.gov.uk**

This property and others may be viewed on our website at:  
[www.citypropertyglasgow.co.uk](http://www.citypropertyglasgow.co.uk)

City Property (Glasgow) LLP  
Exchange House, 229 George Street G1 1QU

### Disclaimer 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. Particulars dated February 2021.

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)