



**REDUCED
ASKING TERMS**

DM HALL
CHARTERED SURVEYORS

Frontage to Wishart Street



Site with Royal Infirmary in background



FOR SALE

POSSIBLE RESIDENTIAL DEVELOPMENT OPPORTUNITY

148 Wishart Street, Glasgow, G31 2HT

Cleared site extending to approximately 0.16 ha (0.40 acre)

Adjacent to Glasgow Royal Infirmary and M8 Motorway (Junction 15)

Convenient for Strathclyde & Caledonian Universities & City of Glasgow College campuses

Suitable for a number of uses though, flatted development, subject to planning, can be envisaged.

Previous planning applications for developments of 32 and 69 flats.

Offers over £500,000 are invited.



dmhall.co.uk

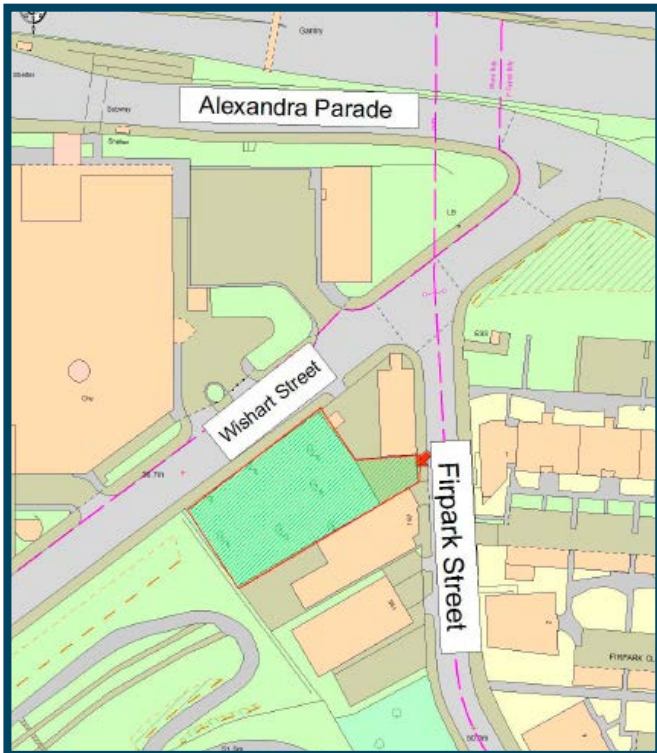
Commercial Department
220 St. Vincent Street, Glasgow, G2 5SG
0141 332 8615

LOCATION

The subjects are situated on the south side of Wishart Street close to its junction with Firpark Street, from which the site is presently accessed. The access to the site is directly opposite Bellway's Development of flats at Firpark Court. Alexandra Parade is also a short distance to the north east and the subjects are in the Dennistoun area on the periphery of Glasgow City Centre. Immediately opposite is the rear entrance to the Royal Infirmary and the M8 motorway is instantly accessible at Junction 15.

The site also benefits from its convenient proximity to the campuses of Strathclyde and Caledonian Universities plus City of Glasgow College. In addition, the location benefits from a number of local shopping amenities as well as being in close proximity to Glasgow City Centre.

The location of the subject is shown on the attached plan.



DESCRIPTION

The site extends to 0.16 ha (0.4 acre) approximately, lying to the south of Wishart Street and is generally regularly shaped with a gradual slope from north east to south west,

The site itself is actually accessed from Firpark Street via a gate which affords vehicular access into the broadly rectangular shaped site. The subjects previously housed an industrial / warehouse unit but now it is cleared of all buildings though the concrete floor pad of the original property building remains. The site is fully secured and has a timber fence on the main front boundary.

PLANNING

The site was subject of 2 previous planning applications to Glasgow City Council but both were withdrawn following Validation by the Planning Department. These proposals are a matter of public record and can be viewed on the Glasgow City Council Planning Portal, however in brief the applications were.

Planning Ref No. 07/02660/DC – a proposal for the erection of 32 flats over 5 storeys with car parking, landscaping and associated works.

Planning Ref No. 11/00842/DC – a proposal per Jewitt and Wilkie Architects for the erection of a residential development comprising 69 flats with associated car parking and landscaped amenity deck.



Parties wishing to discuss the potential for residential development or any alternative uses should make their own detailed planning enquiries by contacting Glasgow City Council, Development & Regeneration Services, 229 George Street, Glasgow, G1 1QU. (Tel: 0141 287 8555).

TECHNICAL INFORMATION

A Developer's Pack of information has been assembled to assist potential purchasers. This includes Title Documents, Site Investigation Reports, a Topographical Survey, Services Plan and some Previous Planning Application documents and Architectural Drawings.

The Developer's Pack will be provided to genuinely interested parties on request and registration of interest with DM Hall

SALE TERMS

Offers over £500,000 are invited for the purchase of our clients' freehold interest. Whilst our client's preference is to secure a "clean offer", offers subject to planning will be considered but should be accompanied by schematic plans in order that our clients can assess the deliverability of any proposal.

Parties should register their interest in writing to DM Hall in order that they may be kept advised of any closing date which may be set for the receipt of offers.

VAT

We understand that VAT will be chargeable on the purchase price.

LEGAL COSTS

Each party will be responsible for their own legal costs with the purchaser being responsible for also for Stamp Duty Land Tax and registration dues.

FURTHER INFORMATION

Strictly by contacting the sole selling agents:-

Graeme Todd or Claire Hutton
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