



For Sale Development Opportunity

Wishart Street, Glasgow G31 2HT

- Site area of 0.38 acres (0.15 hectares) approximately
- Convenient access to M8 and wider Scottish motorway network
- Full planning permission for the erection of a Build to Rent (BTR) development of 78 units
- **Potential for Purpose Built Student Accommodation (PBSA)**



GLASGOW

Glasgow is Scotland's largest city and the 4th largest in the UK and is regarded as an economic powerhouse in Scotland.

Glasgow, although historically known as a centre for shipbuilding, heavy industry, manufacturing and engineering, now has a much more diverse reach with key areas in Glasgow's economy, including tourism, financial services, education and the growing technology sector.

Glasgow's outstanding architecture and its world-class museums and galleries are the city's most popular visitor attractions, followed by outdoor attractions and historical landmarks. In 2019, Glasgow welcomed 2.5 million domestic and international visitors, generating £774 million for the city's economy.

Glasgow is home to 5 higher education institutions including the University of Glasgow (ranked 82nd in the World University Rankings), Strathclyde University and Glasgow Caledonian University. In the 2021/22 academic year, Glasgow's full-time population was 77,640, which is the highest on record.

OPPORTUNITY

Savills development team is delighted to present to the market, the opportunity to acquire a site extending to approximately 0.38 acres (0.15 hectares) located to the north east of Glasgow City Centre.

The development site has potential for residential uses to include Build to Rent (BTR) accommodation or Purpose Built Student Accommodation (PBSA) and benefits from full planning permission for the erection of a residential development of 78 units (Planning Reference: 21/02321/FUL).



LOCATION

The site is located in the East End of Glasgow, in the popular Dennistoun locale, situated 0.5 miles to the east of the City Centre.

Dennistoun is renowned for the eclectic mix of independent cafes, restaurants and shops which attracts a diverse mix of residents to the area. This part of the city is set to see significant regeneration in the next few years, with a new community of more than 500 new homes and community facilities being delivered at the former Meat Market site, which will invigorate this area of the city.

The site lies immediately to the east of Glasgow Royal Infirmary Hospital, with much of the surrounding residential accommodation occupied by key workers.

The locale is popular amongst the city's student population, given the close proximity to Strathclyde University, Glasgow Caledonian University and the City of Glasgow College, all of which are located within 1 mile of the site.

The site is approximately 1 mile to the east of Buchanan Street, Glasgow's prime retail centre, also known as the Style Mile, where there is a wide selection of retail and leisure provisions to include, shops, restaurants, bars and cafés.

The nearest train station to the subject is High Street Station, 0.7 miles to the south which provides services to Edinburgh, Helensburgh and Milngavie. Queen Street Station and Central Station which provide a wider range of local and national services are located 1.1 miles to the west and 1.4 miles to the south west respectively.

Local bus services are available to the northern boundary of the site on Wishart Street or Alexandra Parade.

Glasgow's subway network operates 15 stops in a circle formation which takes 24 minutes start to finish with services every 4 - 8 minutes. The closest subway station is located on Buchanan Street, 1.2 miles to the south west.

Glasgow International Airport is located 10 miles to the south west, providing domestic and international routes. The M8 motorway which connects Glasgow and Edinburgh is located to the north of the site and is accessible at Junction 15, within 0.5 miles of the site.



DESCRIPTION

The site for sale extends to approximately 0.38 acres (0.15 hectares). The site was historically occupied by an industrial building which has been demolished, however hard standing from the prior use remains on site. There is a gradual slope from north east to south west and vehicular access to the site is taken from Firpark Street via secure gates. The site is partially enclosed by timber fencing with advertising hoarding on the Wishart Street boundary, which benefits from an extensive frontage.

The site is bound to the north by Wishart Street and Glasgow Royal Infirmary, to the east by Firpark Street and residential uses, to the south by business uses and to the west by Glasgow Necropolis. The character of the surrounding area is mixed, with commercial, industrial, municipal and residential all within close proximity to the site.

PLANNING

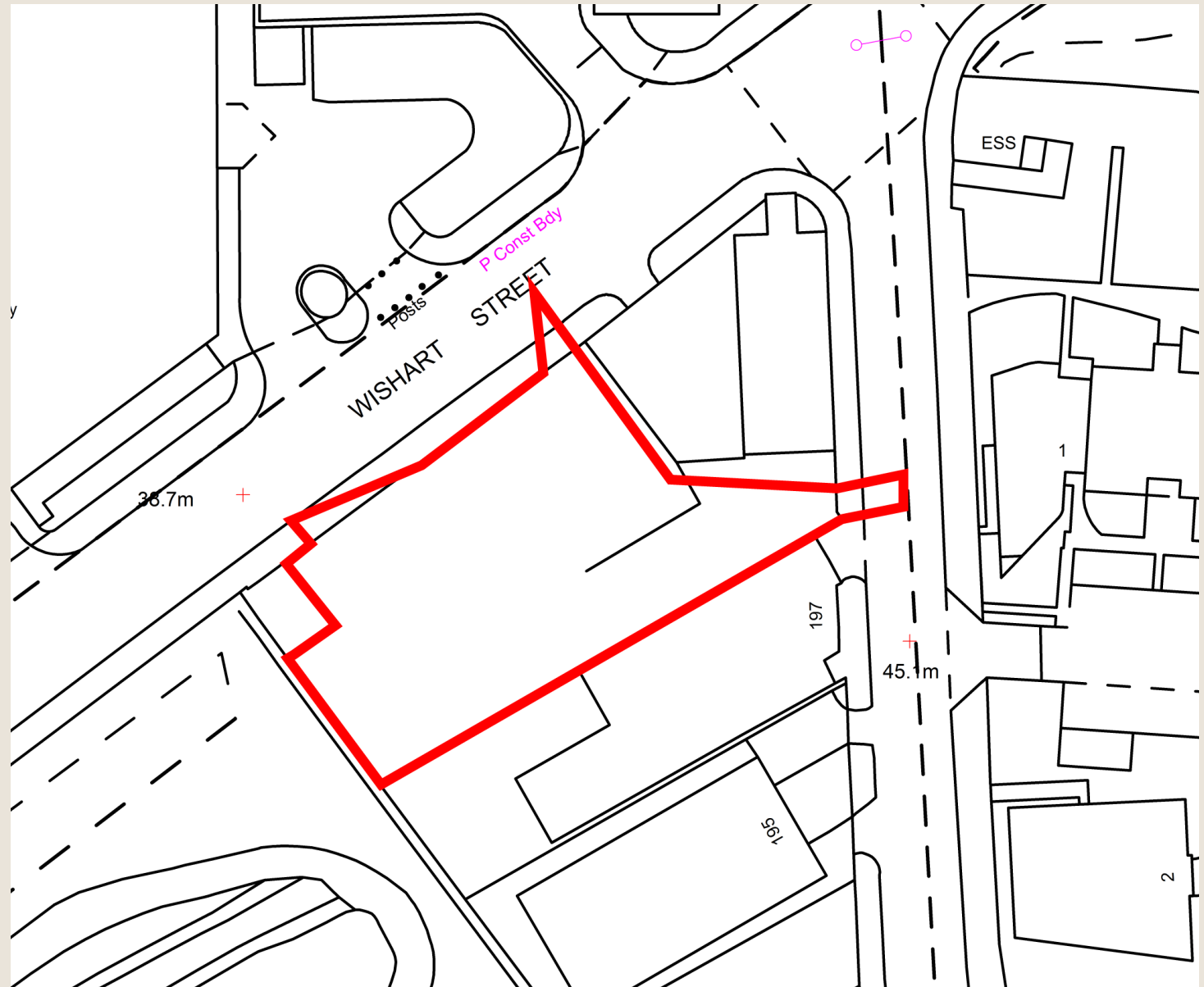
The site received Detailed Planning Permission for the erection of a flatted residential block (78 units) on the vacant site, with landscaping, amenity space and associated works in March 2023 (Planning Reference: 21/02321/FUL) subject to Conditions and S75.

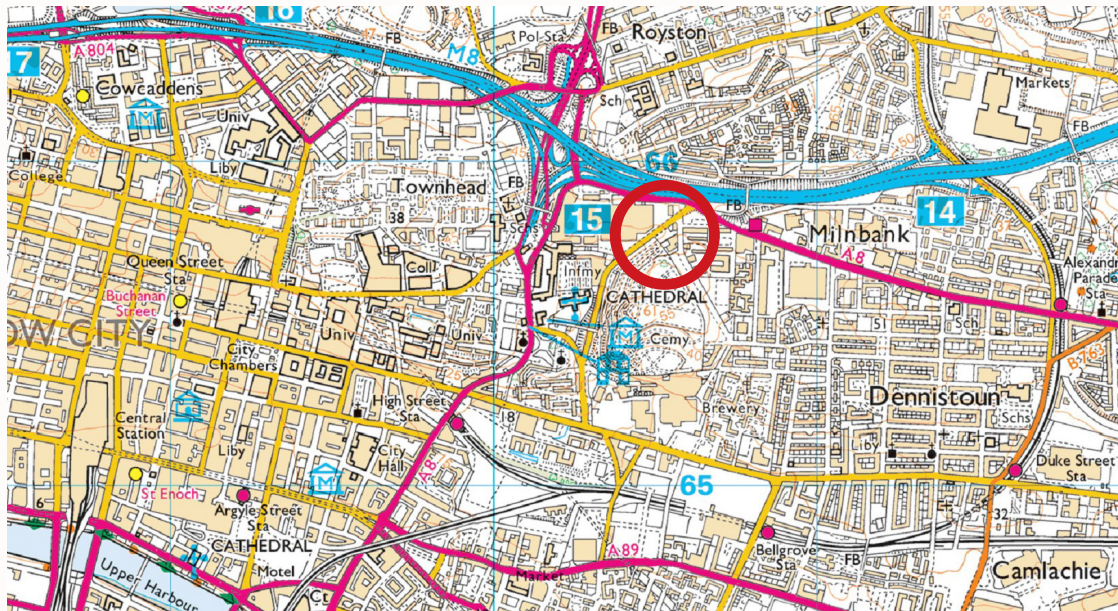
Approved plans for the site comprise a 7 storey development with the following mix of accommodation:

- 32 x studio flats
- 39 x 1 bed flats
- 7 x 2 bed flats

For further information on planning please contact the planning department at Glasgow City Council on 0141 287 8555.

The Planning Permission which covers the site is for a BTR style scheme, however the site may have potential for a PBSA scheme subject to a revised planning consent. A number of indicative schemes have been prepared by our client for this use and are available upon request from the Selling Agent.





METHOD OF SALE

Offers are invited for our clients Heritable Interest (Scottish equivalent to English Freehold).

Parties should note interest with Savills in the first instance in order to be kept informed of any closing date set, arrange any viewings and receive further information.

Please note our client is not bound to accept the highest or indeed any offer on the site.

TECHNICAL INFORMATION

A technical pack of information is available to interested parties upon registration of interest with the Selling Agent.

CONTACT

For further information and all viewing requests, please contact the sole marketing agents:

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