



Land For Sale

Carlise Street, Glasgow G21 1EF

- Residential development opportunity with Planning Permission in Principle
- Site extending to 16.65 acres (6.73 hectares)
- Potential capacity for up to 300 residential units



THE OPPORTUNITY

Savills is delighted to present to the market the opportunity to acquire a substantial development site that benefits from Planning Permission in Principle for up to 300 residential units. The site extends to 16.65 acres (6.73 hectares) and lies 1.7 miles to the north of Glasgow City Centre.

LOCATION

The site is located in the Cowlares locale of Glasgow, which lies circa 1.7 miles to the north of Glasgow City Centre, situated to the north of Port Dundas.

This part of the city has experienced significant regeneration in recent years, following the redevelopment of sites at nearby Sighthill and Dundashill, which lie 1 mile to the south of the site and once complete will deliver approximately 1,600 new homes to the area. This redevelopment includes the completion of a new footbridge, over the M8 Motorway which links these new neighbourhoods to the City Centre, creating a new pedestrian gateway between Glasgow City Centre and the north of the city.

Access to the motorway network is via Junction 15 of the M8 which lies 1.5 miles to the south of the site. Both Springburn and Ashfield Train Stations, lie 0.8 miles from the site, providing regular connections between Milngavie, Falkirk and Glasgow Queen Street Stations. Regular bus services are available on Keppochill Road to the south. Local schooling is provided by St Roch's Secondary School and Springburn Academy.

Local convenience amenity and community facilities are all within walking distance of the site at Springburn Town Centre to the east or alternatively at Possil Park to the west. Cowlares Park lies immediately to the west of the site and Springburn Park lies less than 1 mile to the north east, beyond which lies Stobhill Hospital and Littlehill Golf Course.



DESCRIPTION

The opportunity comprises land which previously formed part of Cowlairs Industrial Estate and extends to a gross area of 16.65 acres. Access to the site is taken via Carlise Street. The site is broadly rectangular in shape and there are some existing structures on the site reflecting its prior industrial use which will require demolition.

The site lies on the eastern side of Carlise Street and is bound to the north by a bottling plant operated by Beam Suntory, beyond which is Cowlairs Industrial Estate. The site is therefore impacted by restrictions on development due to the COMAH zone identified by the Health and Safety Executive which limits residential development on the northside of the site, as shown in the indicative layout plans overleaf.

The site is bound to the east by the railway line and to the south by local authority housing. The west of the site is bound by Carlise Street, beyond which lies Cowlairs Park and vacant ground held by Glasgow City Council. This ground has been masterplanned for a residential led development and public park.

The character of the surrounding area is mixed in character, with both commercial and residential uses in close proximity to the site.



PLANNING

The site benefits from Planning Permission in Principle for a residential development (up to 300 units), and commercial / industrial units (up to 1,500 sq m gross floor area, Classes 1, 2, 3, 4 and 5) Planning Ref: 20/01252/PPP which was granted on the 9th September 2022.

An illustrative layout has been prepared by Hypostyle Architects, an extract of which is outlined in the enclosed plan.

In 2016, a consent was granted for a mixed use scheme comprising 250,000 sq ft which has now lapsed.

For any Planning enquiries associated with the proposed use, interested parties should make their own enquiries to Glasgow City Council Planning Department.

TECHNICAL INFORMATION

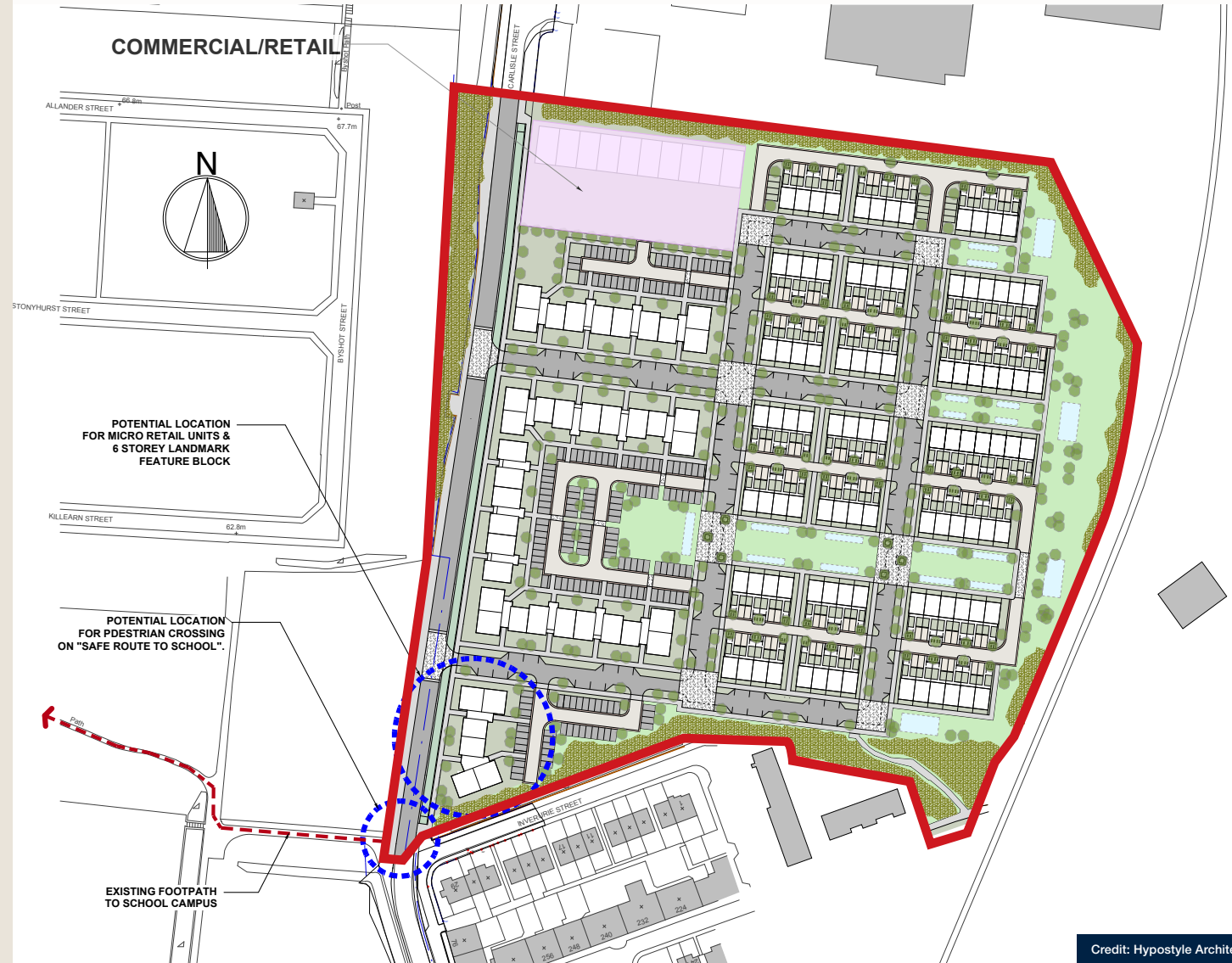
A full pack of technical information is available upon registration of interest with the Selling Agents.

TITLE

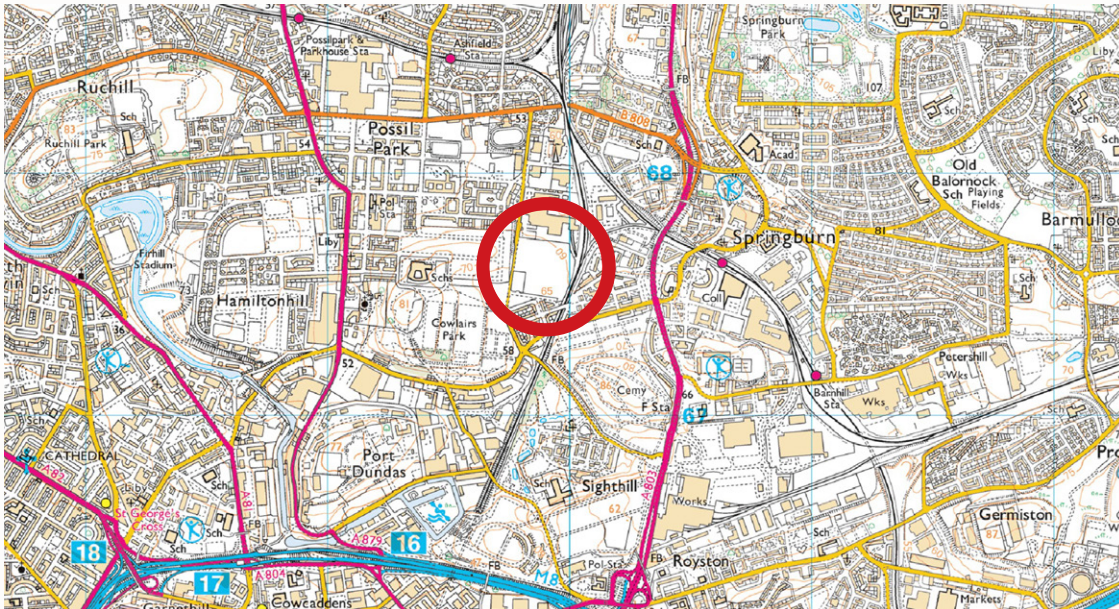
The sellers are inviting offers for the heritable interest in the site (Scottish equivalent of freehold).

Purchasers are required to satisfy themselves on all aspects of the Title.

INDICATIVE SITE LAYOUT







OFFERS

Our clients are inviting offers for the site which should be submitted in a Heads of Terms format.

Interested parties should register their interest with the Selling Agents at an early stage in order to be kept advised of any closing date which may be set. Please note our clients are not obliged to accept the highest or indeed any offer submitted for the site.

VAT

The property is VAT elected therefore VAT will be payable on the transaction.

CONTACT

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