

Residential Development Opportunity

Kelvinhaugh Street, Glasgow G3 8PX

Planning Permission in Principle for 43 units



Kelvinhaugh Street

Sandyford Street

A814 Pointhouse Road

savills

LOCATION

The site is located in Glasgow's Finnieston locale, which is located 1.7 miles to the West of Glasgow city Centre. The area is well served and known for its local restaurants and cafes and a variety of convenience, independent and large chain retail amenities. Additional retail amenity is available at Byres Road and Great Western Road, situated 1 mile to the north and 0.8 miles to the west respectively.

The World renowned University of Glasgow campus is located 0.7 miles to the north. The university is currently undergoing the biggest educational infrastructure project in Scotland's history with a £1bn investment to improve and refurbish the existing estate and create a new campus on the former Western Infirmary site.

Glasgow's subway network operates 15 stops in a circle formation which takes 24 minutes start to finish, with services every 4 - 8 minutes. Kelvinhall Subway Station lies 0.7 miles to the north of the site on Dumbarton Road.

The nearest train station is Exhibition Centre, 0.7 miles to the east and provides a direct connection to Glasgow Central Station. Regular bus services are available on Argyle Street, 0.4 miles to the north.

Glasgow International Airport is located 7.7 miles to the south west, providing domestic and international routes.

Outdoor recreation is available at nearby Kelvingrove Park and Glasgow Botanic Gardens are located 1.4 miles to the north east.

The site is located in close proximity to Glasgow's Event Campus, which features the SEC, Armadillo and OVO Hydro, host to major conferences and music events. SWG3, an independent event venue lies to the western end of Kelvinhaugh Street.



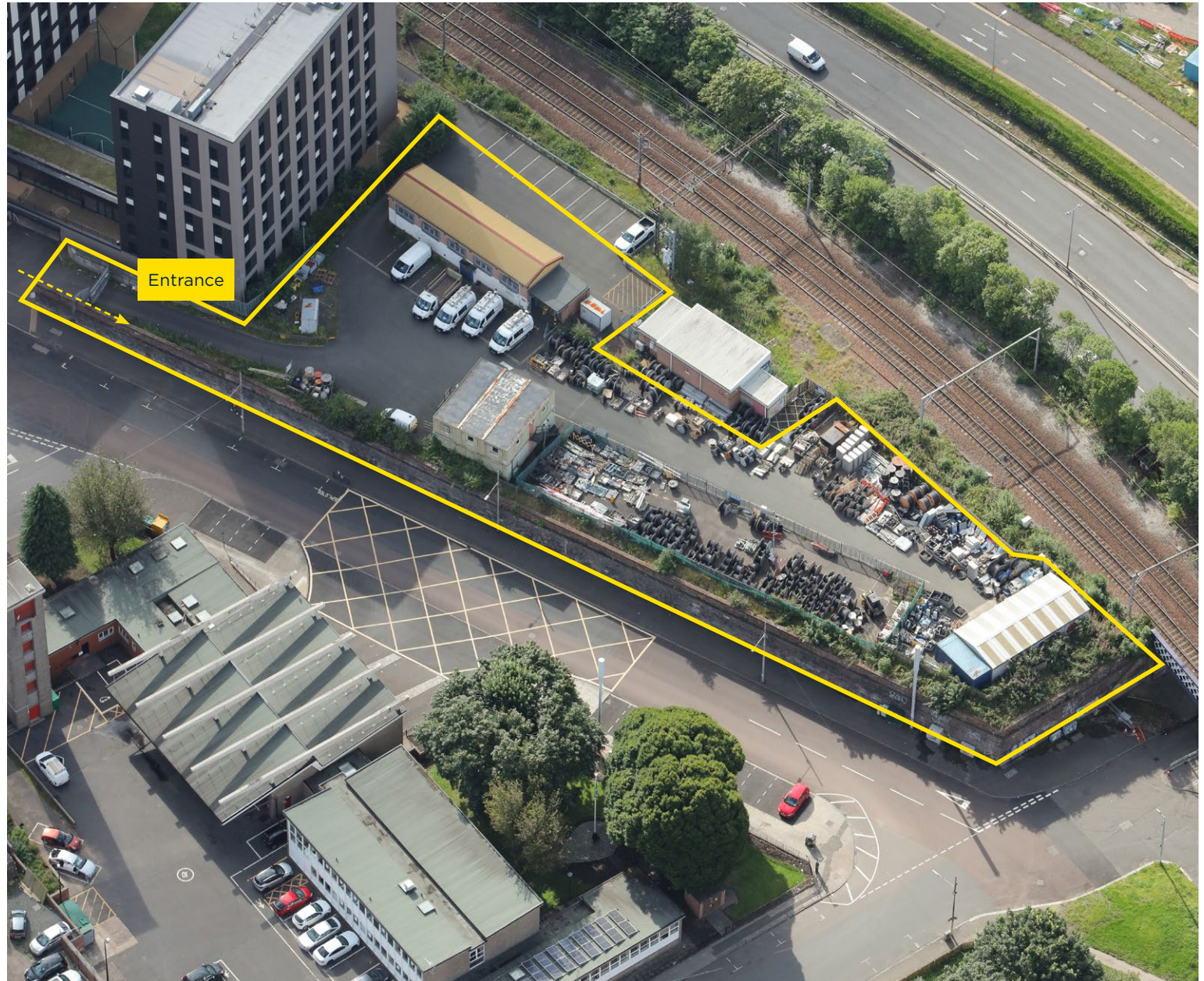
DESCRIPTION

The site extends to approximately 0.74 acres (0.30 hectares) and is owned by Network Rail.

The site has historically been used for light industrial and storage linked to the railway line and more recently as a Network Rail Depot, there are therefore some existing structures which remain on site.

The site is bound to the north by Kelvinhaugh Street, to the east by student accommodation, to the south by a railway line, and to the west by Sandyford Street. The site slopes above pavement level and is enclosed on the northern boundary by an extensive retaining stone wall.

The site is connected to mains water, electricity and foul drainage.



PLANNING

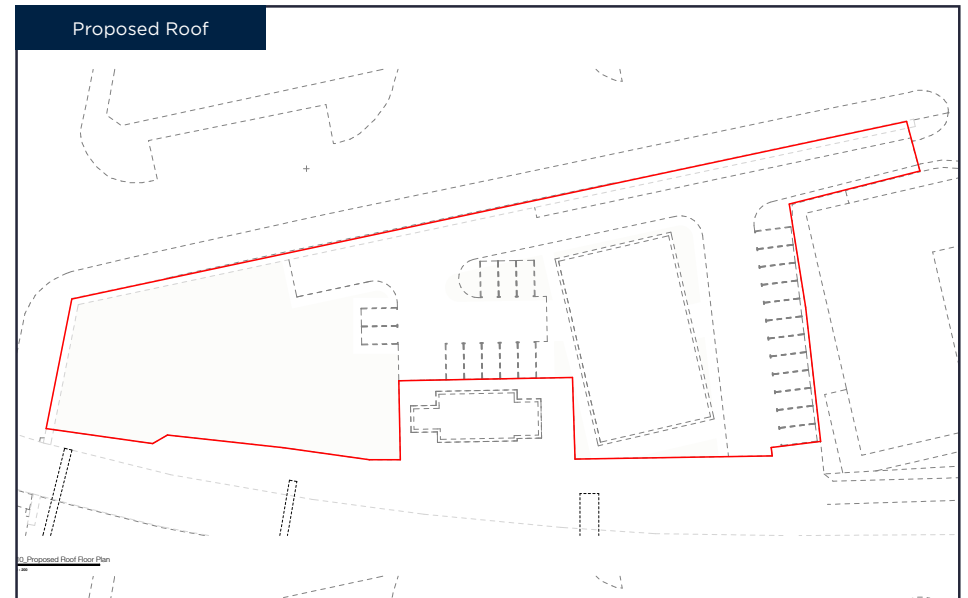
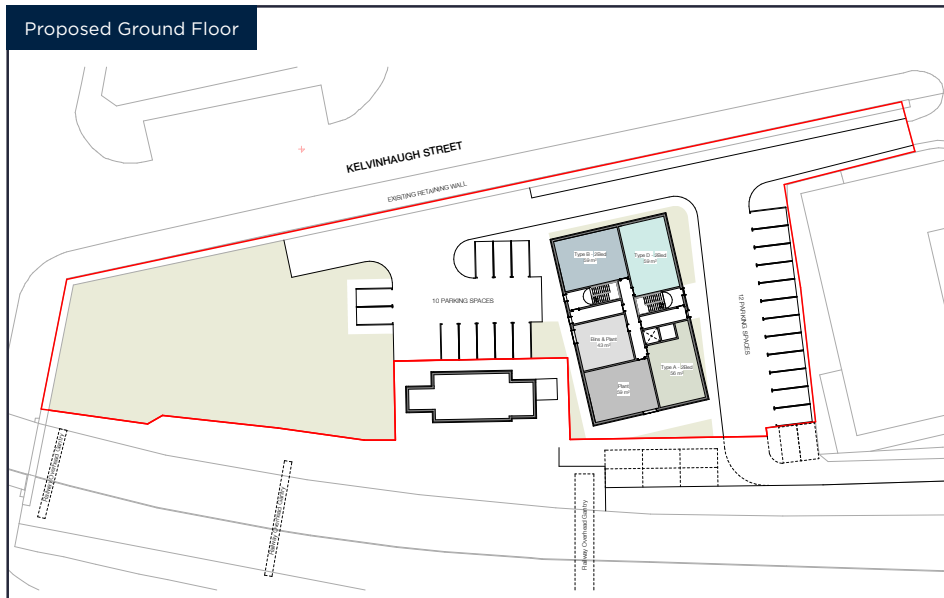
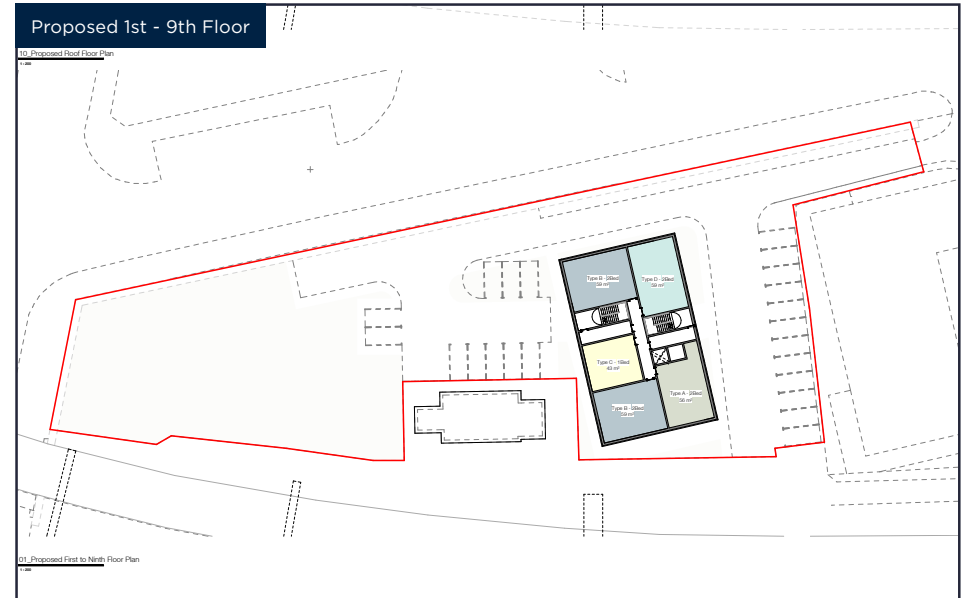
Planning Permission in Principle for the erection of a residential development including access, landscaping and other associated works was approved Subject to Conditions in June 2024 (Planning Reference: 23/01100/ PPP).

The indicative scheme for the site outlines a capacity of 43 units extending over 9 storeys and comprising the following mix:

No. Units	No. Bedrooms	Unit Sizes
8	1	Type C (463 sq ft)
35	2	Type A (603 sq ft), B (635 sq ft), D (635 sq ft)

The site may offer potential for a variety of other alternative uses.

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

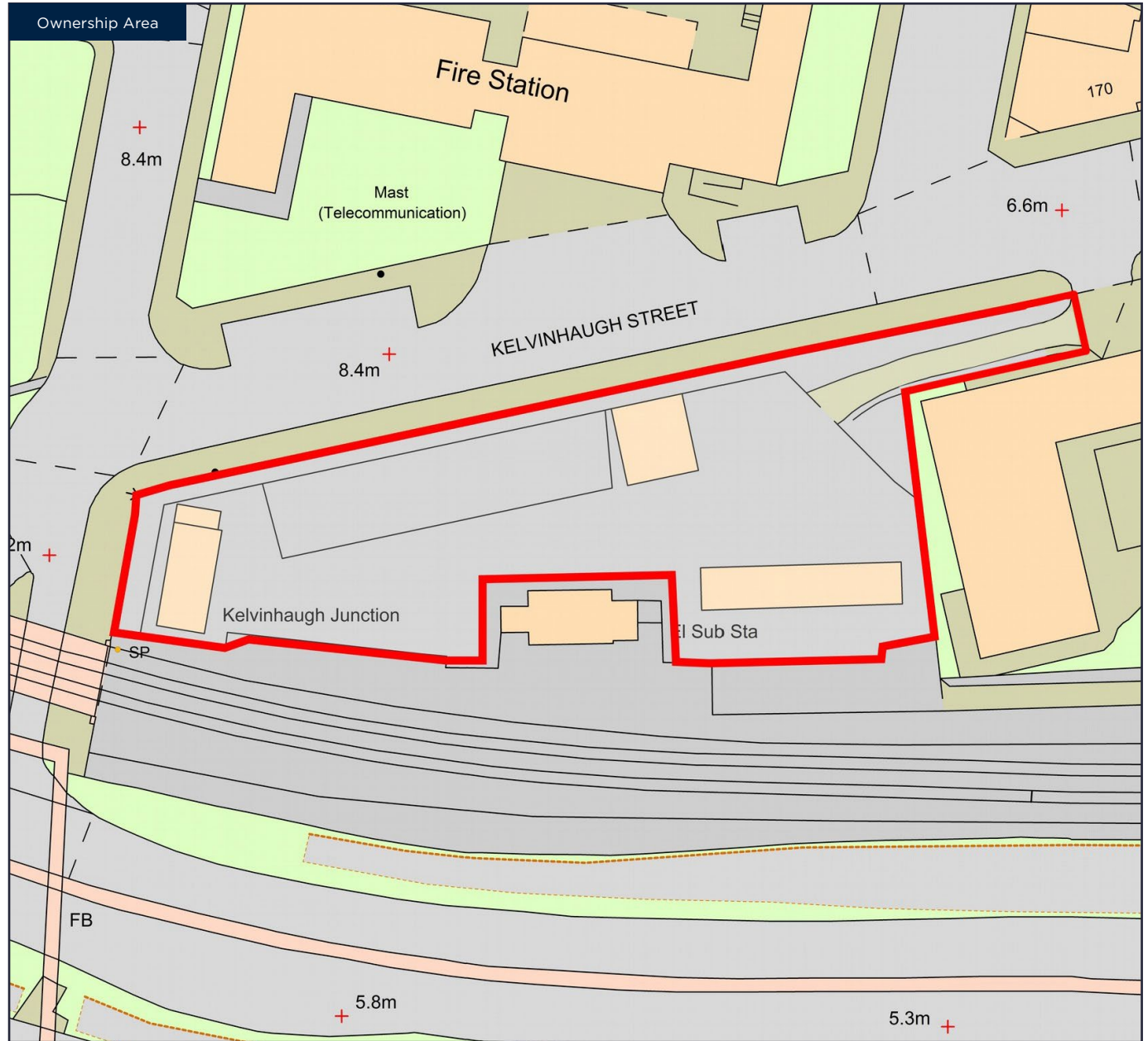
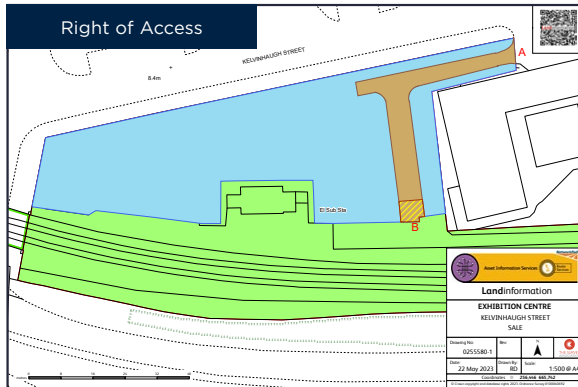


TECHNICAL INFORMATION

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

ACCESS

Please note a right of access is required to be retained over the area of land shaded brown, with a right to open gates into the site shown hatched yellow on the adjacent plan.



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.

VAT

The site has been elected for VAT.

VIEWINGS

Viewings will be by appointment only via the Selling Agent. Please register your interest with the Selling Agent to be kept informed of any viewing arrangements.

CONTACT

For further information please contact:



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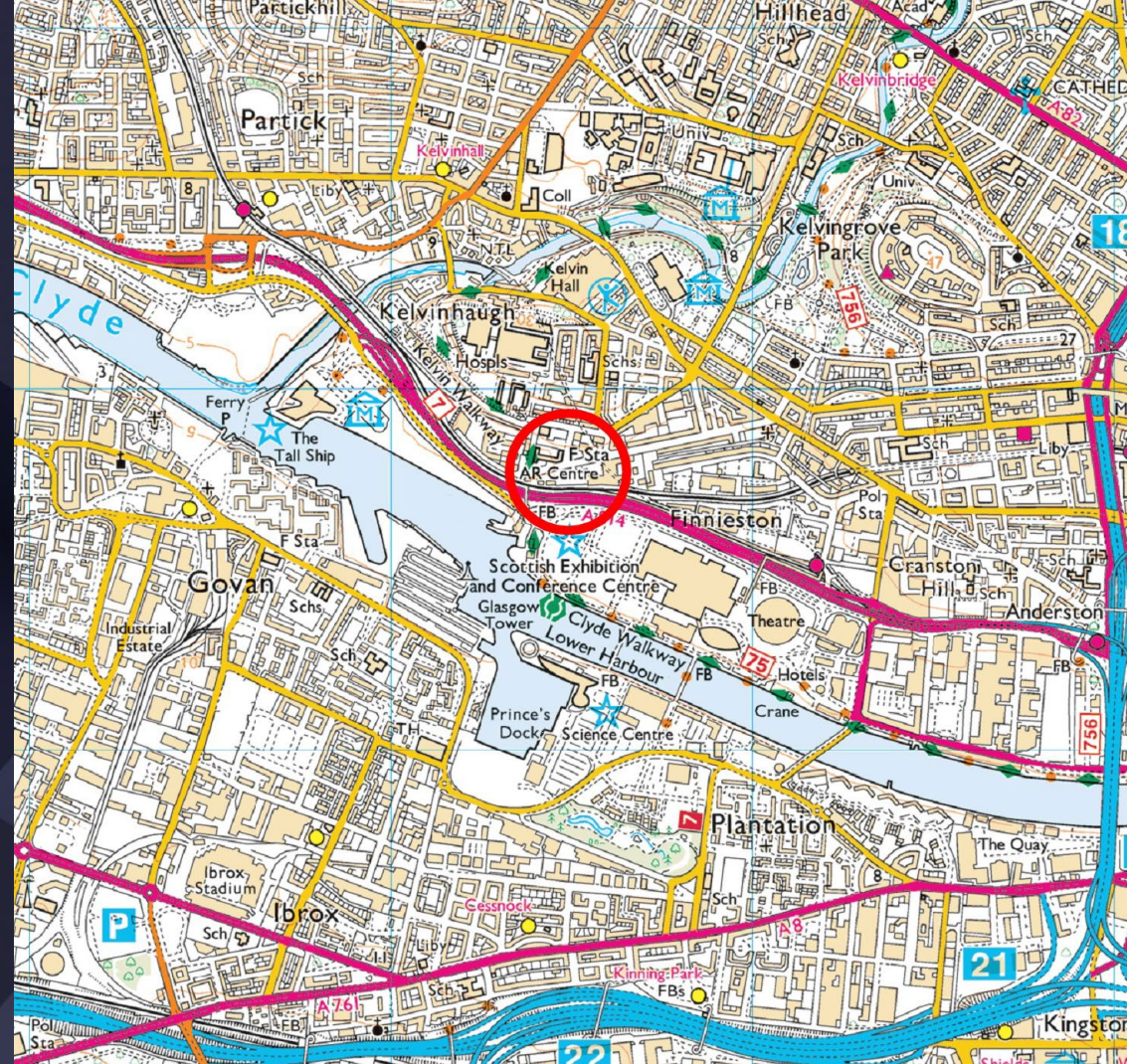
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Prepared 1.10.24

Aerial images taken August 2023