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3838

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For Sale

Potential Residential
Development Opportunity



Former Bowling Green, Elrig Road, Cathcart, Glasgow



- Situated within one of Greater Glasgow's sought after residential locations.
- Offering potentially excellent redevelopment opportunity for residential use.

Glasgow
0141 204 3838

Edinburgh
0131 225 6612

Aberdeen
01224 588866

Leeds
0113 243 6777

Dundee
01382 227900

LOCATION

The property is located within the highly regarded area of Cathcart, approximately 6 miles south of Glasgow City Centre. Cathcart is a desirable residential area and offers a range of housing including traditional stone villas, inter war housing and modern executive housing and flats. Cathcart, is close to Langside and Battlefield Road, which offer a wide range of shops, restaurants and leisure facilities.

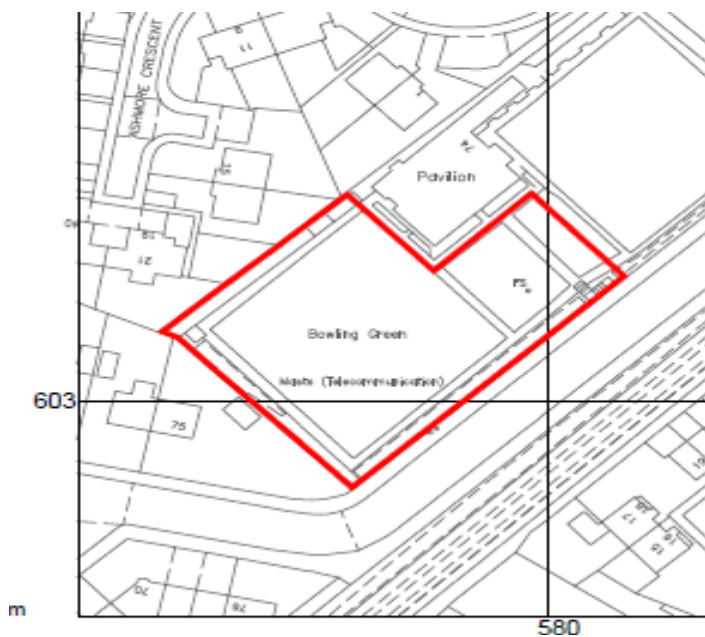
The property is located on the northern side of Elrig Road and benefits from a southerly aspect. Excellent transport links are close by and the site is within walking distance of Cathcart Station.

DESCRIPTION

The property, accessed from Elrig Road, and comprises a former bowling green and associated landscaped areas which are now formally confirmed to be surplus to the requirements of Cathcart Bowling Club.

SITE AREA

The site extends to approximately 0.30 hectares (0.74 acres), as indicated on the map below.



PLANNING

The subject site is identified as 'Sports Areas - Tennis Courts' in the Council's Open Space Strategy:- <https://www.glasgow.gov.uk/index.aspx?articleid=17192>.

Therefore, the subject site falls under City Development Plan Interim Planning Guidance 6 'Green Belt & Green Network':- <https://www.glasgow.gov.uk/index.aspx?articleid=20791>.

This policy aims to ensure that areas of formal and informal open space are protected from inappropriate development. Furthermore, the loss of the bowling greens would fall within the remit of Sport Scotland. (<https://sportscotland.org.uk/facilities/planning/planning-applications/>).

Any proposals to develop the subject site will require to address these policies.

DEVELOPMENT OPPORTUNITY

The site consists of a former bowling green which has now been unused by the Bowling Club for a considerable period of time. The site is surplus to our client's requirements and does not form part of the Bowling Club's infrastructure.

The site lies within a very well established residential area and potentially offers a unique opportunity to provide a bespoke designed residential development, including flats. Any proposals must be designed to allow both the new housing development and existing Bowling Club to co-exist.

PRICE / OFFERS

Offers are invited for our client's heritable interest in the subjects with vacant possession.

As a closing date for receipts of offers will be set, it is imperative that all interested parties register their interest in writing with Messrs Ryden, the sole selling agent, in order to receive necessary intimation of any future closing date.

Our client's preference is to receive unconditional offers. If offers are made conditionally, it is our client's preference that this be subject to the payment of a non-refundable deposit of 10% of the purchase price, payable upon conclusion of missives, the deposit being a payment towards the final settlement price.

In addition, any conditional offers must include a detailed strategy to address the specific planning policy issues (as previously noted in the Planning section) including a statement regarding pre-application consultation with all stakeholders.

VALUE ADDED TAX / LAND & BUILDINGS TRANSACTION TAX

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers must satisfy themselves as to the instance of VAT in respect of any transaction.

The purchaser will be responsible for any Land and Buildings Transaction Tax, Recording Dues and Copy Extracts that are applicable for any transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred with an ingoing tenant/ purchaser being responsible for any Land & Building Transactions Tax, recording dues and VAT as applicable.

VIEWING/ FURTHER INFORMATION

Further information can be viewed at www.ryden.co.uk or through the sole selling agent:-

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Date of Publication: May 2017

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