






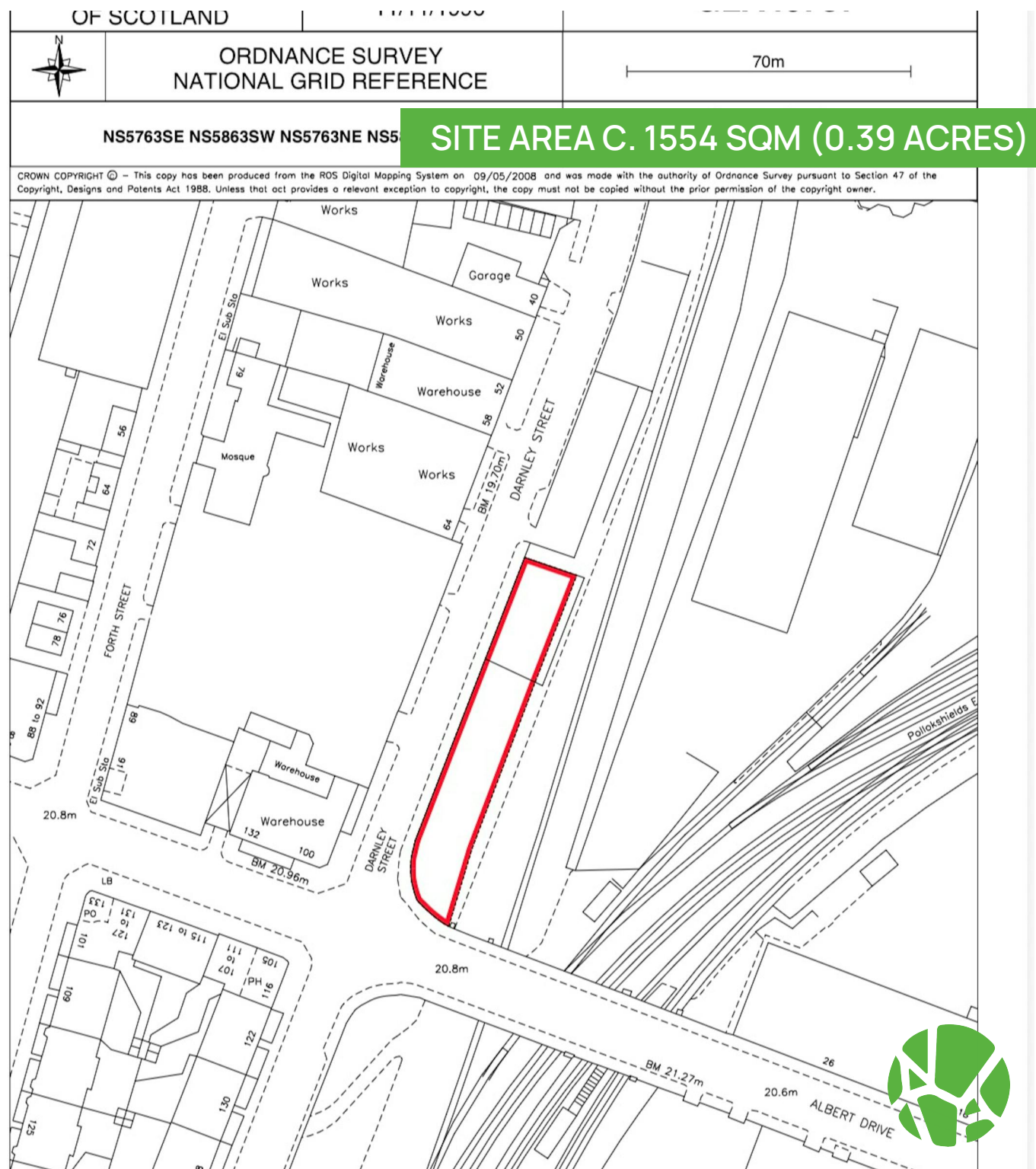


## FOR SALE Land

DEVELOPMENT SITE AT CORNER OF  
DARNLEY STREET / ALBERT DRIVE,  
GLASGOW, G41 2SJ

Full Planning Permission was obtained in 2007  
for a residential development comprising 29  
units over 4-storeys with basement car  
parking

-  Lapsed planning consent for 29 flats & ancillary car parking
-  Situated 2 miles to the south of City Centre
-  Outwith the conservation area
-  Main road frontage
-  Busy arterial route
-  VAT free opportunity
-  Corner plot



## LOCATION

The site is approx. 2 miles south of Glasgow City Centre and is within Pollokshaws, a well established and primarily residential area.

The site is close to Pollokshaws Road (A77) and lies to the east of Darnley Street at its junction with Albert Drive.

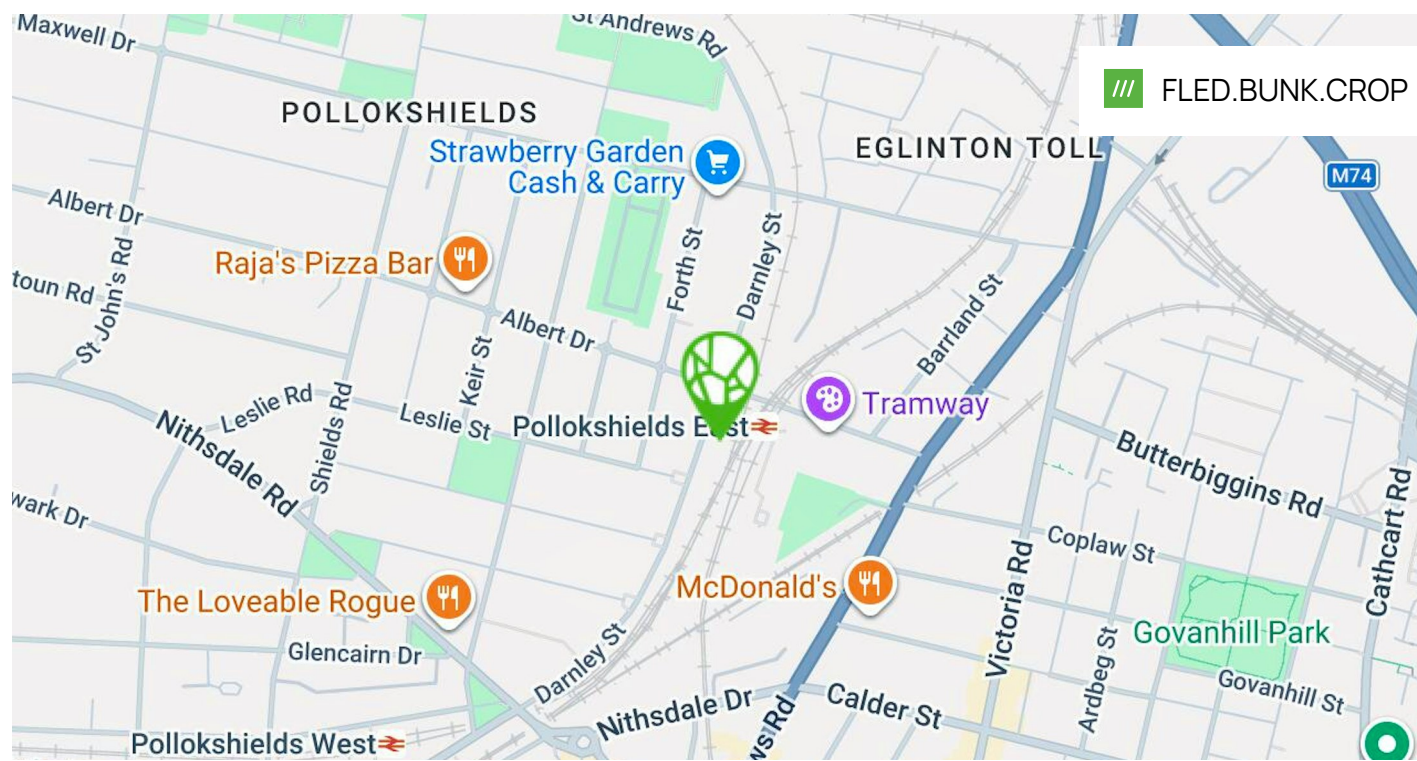
Pollokshaws East Train Station is a short walk from the site and a number of commercial uses are nearby including Tramway Theatre, Jewson, and Subway. The location has excellent transport links.

## DESCRIPTION

The site, generally rectangular in shape, extends to approx. 1554 sqm (0.39 acres). It is bound by Darnley Street to the west and a railway line to the east. The northern site periphery is bound by a car park.

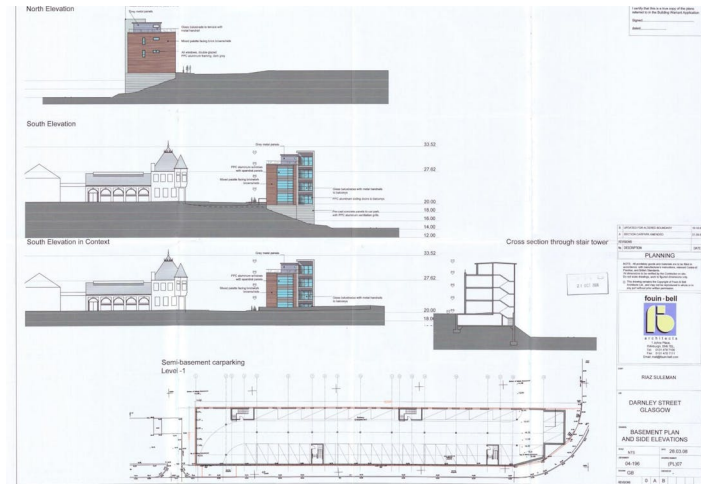
The topography of the site is generally characterised by a variable slope down to the eastern edge of the site, to the level of the railway line. Trees line the western edge.

The remainder of the site comprises overgrown grass and shrubs.



FLED.BUNK.CROP





**Glasgow CITY COUNCIL** Report by Executive Director of Development and Regeneration Services  
 Contact: Mr D Drummond Phone: 0141 287 6067

<b>APPLICATION TYPE</b>	Full Planning Permission
<b>RECOMMENDATION</b>	Grant Subject to Condition(s) and S69

<b>APPLICATION</b>	06/03535/DC	<b>DATE VALID</b>	10.04.2007	
<b>SITE ADDRESS</b>	Site At Corner Of Darnley Street/ Albert Drive Glasgow			
<b>PROPOSAL</b>	Erection of block of flatted dwellings with ancillary parking.			
<b>APPLICANT</b>				
<b>AGENT</b>	Foun And Bell Architects Ltd 3/2 Boroughloch Square The Meadows Edinburgh EH8 9NJ			
<b>WARD NO(S)</b>	06, Pollokshields	<b>COMMUNITY COUNCIL LISTED</b>	02.077, Pollokshields	
<b>CONSERVATION AREA</b>				
<b>ADVERT TYPE</b>	Affecting a Conservation Area/Listed Building Affecting a Conservation Area/Listed Building		<b>PUBLISHED</b>	20 April 2007

## ACCOMMODATION

The accommodation comprises the following areas:

FLOOR/UNIT	BUILDING TYPE	SQ FT	SQ M
Ground	Development	16,727.12	1,554

## PLANNING

The subject site falls within the CDP - Citywide Policy area and out with the Conservation Area in Pollokshields according to the adopted City Development Plan.

Previously, Full Planning Permission was obtained (REF:06/03535/DC) in 2007 for a development of residential scheme comprising 29 units over a 4-storey development with car parking at basement level.

The 29 flats were to be made up of 7 one-bedroom, 14 two-bedroom, and 6 three-bedroom flats. Two maisonettes (1 three bed and 1 four bed) were to be located on the second and third floor.

The basement car parking was to provide 35 spaces and accessed from Darnley Street.

This consent has now lapsed.

All planning queries should be made directly to Glasgow City Council.

## TENURE

Heritable Interest (Scottish equivalent of English Freehold).

## PRICE

Offers in the region of £395,000 are invited for our client's heritable interest.

## EPC

EPC exempt - No building present

## VAT

Not applicable

## LEGAL FEES

Each party to bear their own costs

## VIEWINGS

Viewings strictly by appointment with the assigned agents:

## CONTACT



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