

# LAND AT BIRKENSHAW STREET

Dennistoun, Glasgow G31 2UH

Approx. 0.3 ha (0.72 acres)  
development site with  
potential for a range of  
uses including residential,  
student accommodation and  
retirement living, subject to  
the necessary consents.



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# SUMMARY

Site extending to approx. 0.3 ha (0.72 acres) with new build development potential

Located within Dennistoun, a popular neighbourhood around 2.5 km east of Glasgow city centre

Positioned around 200m south of Alexandra Parade railway station, providing regular services (approx. 10 mins) into Queen Street Station

Opportunity for a range of uses including residential, student accommodation and retirement living, subject to the necessary consents

Undetermined Planning Permission application for 36 apartments submitted in 2022 / Lapsed Planning Permission previously approved for 39 apartments

Sale of the whole with offers invited





# LOCATION

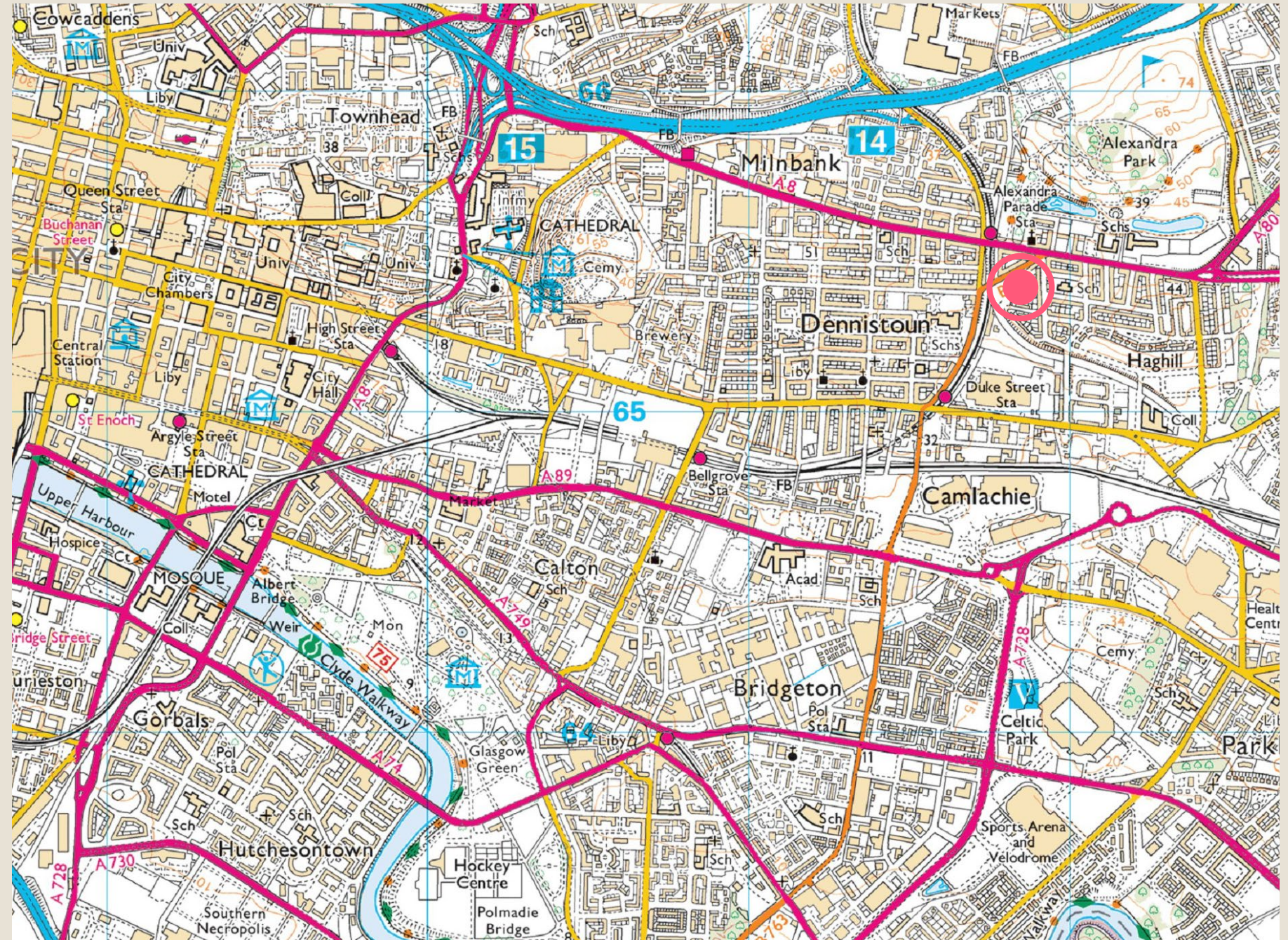
The site is located within Dennistoun, a predominantly residential neighbourhood around 2.5 km east of Glasgow city centre. The suburb has a population of around 11,000 residents and is home to a range of amenities.

Dennistoun has excellent transport links into Glasgow city centre with Alexandra Parade railway station around 200m north of the site providing regular services into Queen Street with a journey time of around 10 minutes. Junction 14 of the M8 is around 750 metres north west of the site. Regular bus services run from Cumbernauld Road (around 200 metres north east) into the city centre.

In addition to a range of restaurants, bars and shops, Dennistoun is also home to Alexandra Park; facilities on Duke Street; and is north of The Forge Shopping Centre.

The site is within the catchment area of the following schools:

- Haghill Park Primary School
- St Thomas' Primary School
- Calton Gaelic Primary School
- Whitehill Secondary School
- St Mungo's Academy







M8 Junction 14

Alexandra Park

Alexandra Parade

Alexandra Parade Railway Station

Cumbernauld Road

Whitehill Secondary School

Cumbernauld Road

Duke Street Railway Station



# DESCRIPTION

The site extends to around 0.3 ha (0.72 acres) and is currently open ground under vegetation with some hard standing. The site contains level changes, as illustrated within the topographical survey (third-party ownership) lodged with planning application 22/00070/FUL.

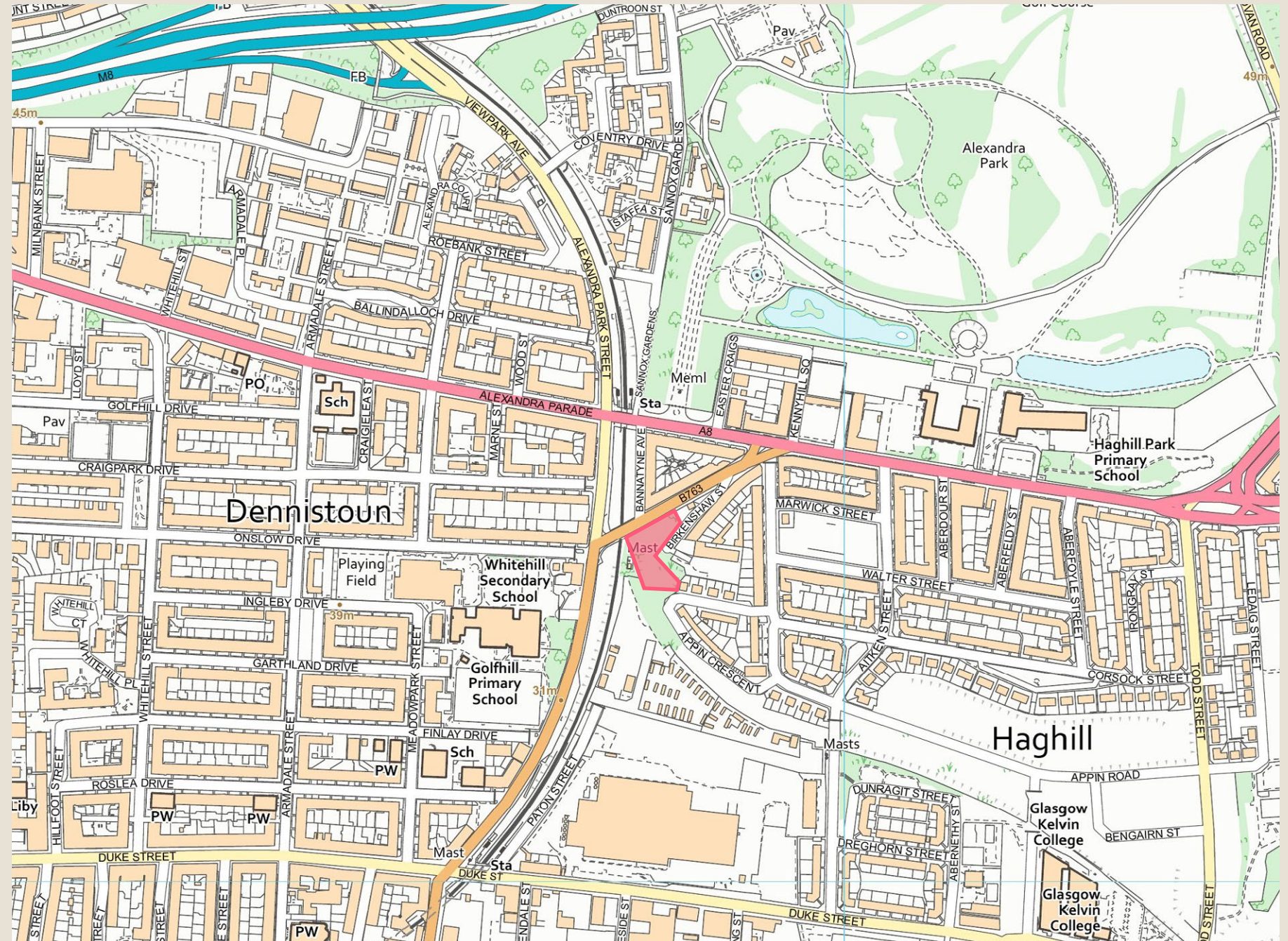
To the north of the site is a retaining wall then Cumbernauld Road, which runs at a higher level than the subjects.

To the west is the North Clyde Railway Line / embankments, then Cumbernauld Road. A telecoms mast, which requires access through the site, is located to the west of the site.

To the south is open space / residential properties along Appin Crescent.

To the east are residential properties / commercial premises.

Further site information is available from the selling agent.





## PLANNING

**Local Development Plan:** The site is designated as 'white' land within Glasgow City Council's City Development Plan (2017), with general development policies therefore applicable.

### PLANNING APPLICATIONS

**Ref:** 22/00070/FUL

**Validated:** 19/01/2022

**Description:** Erection of flatted residential development (36 units) and associated works.

**Decision:** Pending.

**Comment:** The undetermined application proposes 2 residential blocks of apartments with access from Birkenshaw Street. Full details of this third-party application are available from the selling agent.

**Ref:** 05/00771/DC

**Validated:** 04/06/2005

**Description:** Erection of flats with associated parking.

**Decision:** Granted.

**Conservation Area:** The site is not within a Conservation Area.

**Listing:** There are no Listings within the subject site or adjacent.

For further information on planning please contact Glasgow City Council's planning department: [planningenquiry@glasgow.gov.uk](mailto:planningenquiry@glasgow.gov.uk)





## METHOD OF SALE

The Heritable Interest (Scottish equivalent to English Freehold) in the site as a whole is offered for sale.

A Process Letter will be provided to interested parties outlining offer requirements.

The owner reserves the right to sell the property without reference to any other party.

Only indicative boundaries are provided within this sales brochure and should not be relied upon.

## FURTHER INFORMATION

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

Viewings are strictly by appointment only.

A Data Room is also available to interested parties containing:

- Title Information
- Planning Documentation
- Historic Site Investigations
- Aerial Photography







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## AVISON YOUNG

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