

# LAND AT OXFORD STREET

Glasgow G5 9TW

Approx. 0.25 ha (0.62 acre)  
development site in central  
Glasgow with potential  
for a range of residential,  
commercial and other uses.



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# SUMMARY

Site extending to approx. 0.25 ha (0.62 acre) in Glasgow city centre

Opportunity for a range of uses including residential, commercial, leisure, institutional and community

South Portland Street Suspension Bridge provides pedestrian access across the Clyde 100 metres north of the site

Bridge Street subway station is located around 200 metres south-west of the site, with Glasgow Central Railway Station around 750 metres north-west

Nearby Laurieston Living development the Scottish Property Awards 2023 Regeneration Project of the Year

Offers invited for the Heritable Interest in the site





# LOCATION

The site is located within Glasgow city centre, around 100 metres south of the River Clyde. The city is the largest in Scotland with its local authority area (Glasgow City) home to a population of around 620,000 (NRS mid-2022 estimates). Glasgow is positioned within the west of Scotland's central belt, with Edinburgh around 67km east. Glasgow's metropolitan area contains around 1.85m inhabitants. Glasgow City Council's City Centre Living Strategy set the target of increasing the area's residential population to 40,000 by 2035.

The city is the regional hub for economic activity with a wealth of retail, commercial and community amenities located within the city centre. In addition, Glasgow is home to the University of Glasgow; the University of Strathclyde; and Glasgow Caledonian University. Cultural assets include the Royal Conservatoire of Scotland, the Burrell Collection, Kelvingrove Art Gallery and Museum, the Royal Scottish National Orchestra, the BBC Scottish Symphony Orchestra, Scottish Ballet and Scottish Opera.

Other key points of interest close to the subject site include:

- Bridge Street Subway Station (200m)
- Clyde Place Urban Quarter (300m)
- Argyle Street Railway Station (500m)
- Buchanan Street (500m)
- International Financial Services District (500m)
- Glasgow Central Railway Station (750m)









## DESCRIPTION

The broadly rectangular brownfield site extends to approx. 0.25 ha (0.62 acre). There is the potential to access the site from Oxford Street or South Portland Street.

North – A-listed terrace of properties along Carlton Place, accommodating a mix of uses  
 West – Residential properties along South Portland Street  
 South – Office accommodation along Oxford Street  
 East – Residential apartment block then Nicholson Street

Approx. 200 metres south of the site is the Laurieston Living housing-led regeneration area. The award winning development project is currently in its third phase, comprising 191 homes with 537 delivered previously.

## PLANNING

**City Development Plan (2017):** The site is without a specific use allocation within the City Boundary area, indicating general development policies apply, although it is located within the following designation areas:

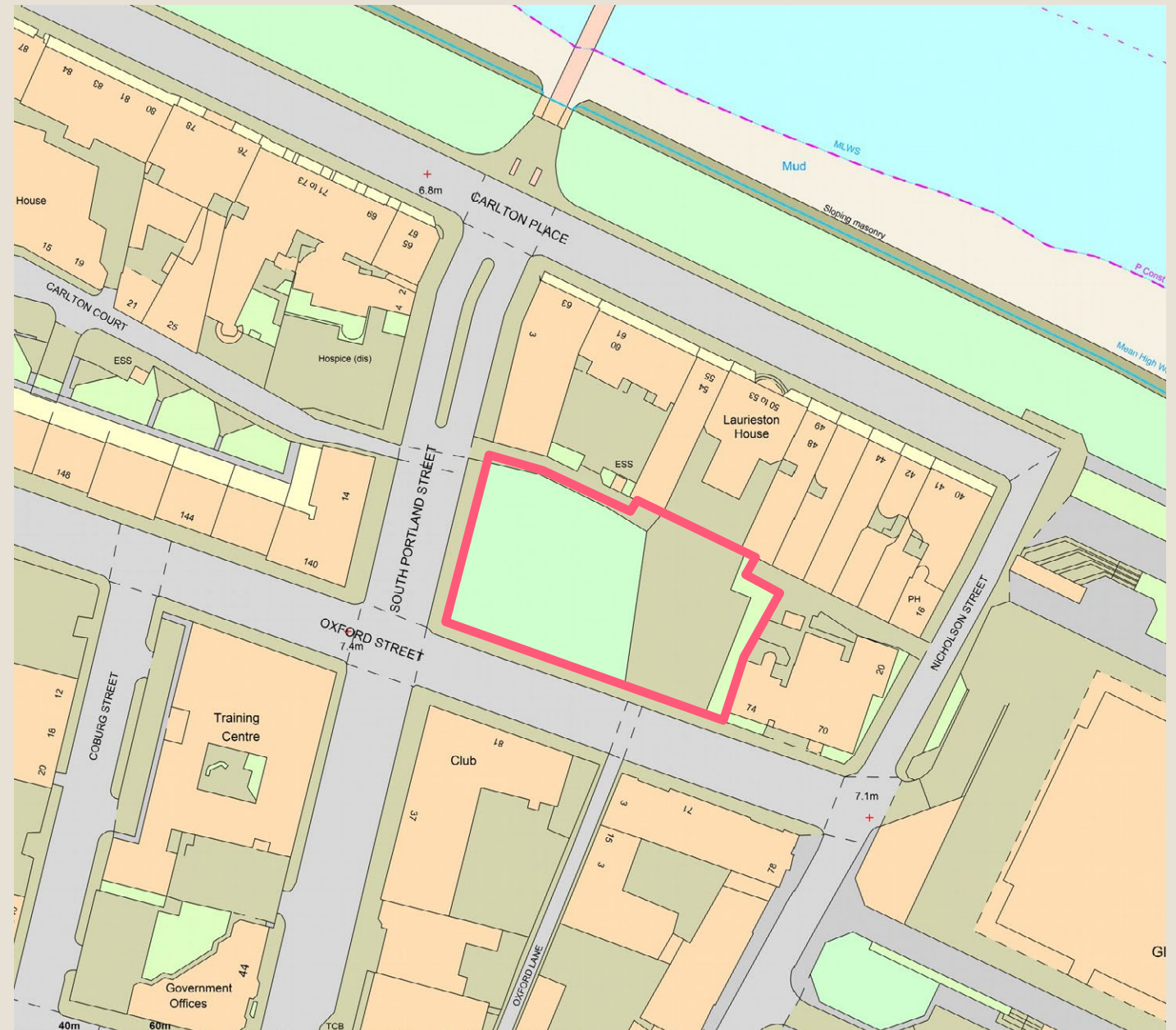
**Laurieston Transformational Regeneration Area (TRA):** Large-scale housing-led regeneration projects. The programme aims to provide new sustainable mixed tenure communities through the provision of new housing, community facilities, green space and where appropriate commercial units.

**City Centre Strategic Economic Investment Location (SEIL):** Locations identified as possessing an ability to offer low carbon economic growth and to support the Scottish Government's key sectors and Scottish Enterprise locational priorities.

**Listed Buildings:** Not on-site, the terrace of properties along Carlton Place to the north of the subject site, including Laurieston House, are A-Listed – LB33499.

**Conservation Area:** Central Area Conservation Area is immediately north of the site.

Glasgow City Council's planning service can be contacted via email: [planningenquiry@glasgow.gov.uk](mailto:planningenquiry@glasgow.gov.uk)



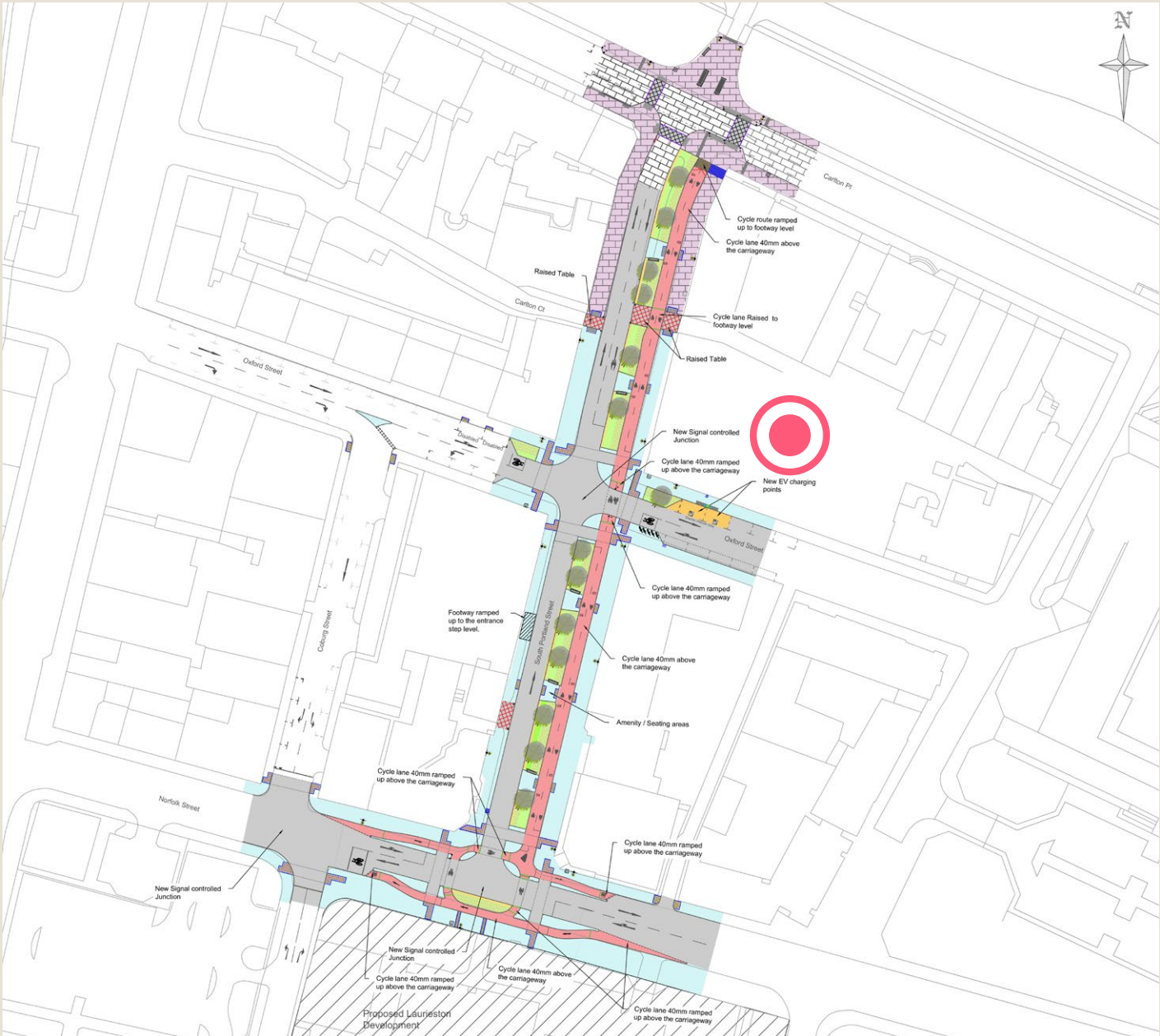
# AVENUES PLUS PROGRAMME

High-quality public realm improvements to South Portland Street are currently being undertaken by Glasgow City Council, as part of the Avenues Plus programme. This comprises major transformative works in and around the city centre funded by the Scottish Government via Sustrans' Places for Everyone Programme.

Included within these projects are improvements at South Portland Street, which commenced in early 2025 and are expected to complete in Spring 2026. Other city centre public realm and infrastructure improvement work currently underway and forthcoming in the city centre is being delivered through the £115m Avenues programme, supported by the Glasgow City Region City Deal.

South Portland Street will be transformed through delivery of road, footpath and cycleway infrastructure which will integrate into continuous active travel routes around the city. In particular, the works will enhance connections between the local area south of the river to the city centre. The construction at South Portland Street will also see the introduction of high-quality public realm works. Specific improvements will include:

- Street trees, planting and Rain Gardens
- Enhanced and widened footways
- Segregated cycle lanes
- Improved lighting features
- Amenity / seating areas
- Improved signalised junctions













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## METHOD OF SALE

The Heritable Interest (Scottish equivalent to English Freehold) in the site is offered for sale. Only indicative boundaries are provided within this sales brochure and should not be relied upon.

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

## FURTHER INFORMATION

Parties should note interest with Avison Young in the first instance to receive access to the data room; the Closing Date Letter (outlining offer requirements); and any updates to the sales process. The site can be viewed from the adjacent public footpaths.

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# AVISON YOUNG

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April 2025