



Glasgow City Council

Contracts and Property Committee

Report by George Gillespie, Executive Director of Neighbourhoods, Regeneration and Sustainability

Item 4

16th January 2025

Contact: George McMillan Ext: 76151

**AUTHORITY TO NEGOTIATE THE OFF-MARKET DISPOSAL OF LAND AT
SPRINGBURN ROAD TO LIDL GREAT BRITAIN LIMITED**

Purpose of Report:

To seek Committee Authority to negotiate the off-market disposal of land at Springburn Road to Lidl Great Britain Limited.

Recommendations:

That Committee

1. notes the content of this report;
2. approves the principle of commencing negotiations for the off-market sale to the adjoining owner, Lidl Great Britain Limited;
3. instructs the Managing Director of City Property (Glasgow) LLP to negotiate the terms and conditions of the disposal; and
4. notes that appropriate authority will be sought for the approval of agreed terms and conditions.

Ward No(s): 22 - Dennistoun

Citywide: ✓

Local member(s) advised: Yes ☐ No ✓

consulted: Yes ☐ No ✓

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Report to: Contracts and Property Committee

From: Managing Director of City Property (Glasgow) LLP

Date: 16 January 2025

Subject: Authority to negotiate the off-market disposal of land at Springburn Road to Lidl Great Britain Limited

1. Description

- 1.1 The subject site is located within the Springburn area of Glasgow, in the St Rollox Business and Retail Park, some 1.4 miles north of Glasgow City Centre. It is situated to the east of Springburn Road and comprises a strip of grass and trees providing perimeter screening and landscaping for the adjacent Lidl store from Springburn Road. The subject extends to 0.23 hectares (0.57 acres), or thereby, as shown edged black on the enclosed plan.

2. Planning

- 2.1. [Glasgow City Development Plan](#) was adopted on 29 March 2017. The new local development plan replaced Glasgow City Plan 2 (2009) and sets out Council's land use strategy providing the basis for assessing planning applications. The City Development Plan does not identify land use zones to direct particular types of development, having overarching policies CPD1 Placemaking & CDP 2 Sustainable Spatial Strategy encouraging development to be informed by a placed base approach.
- 2.2. The proposed purchaser, Lidl Great Britain Limited, had planning permission ([Reference 15/00805/DC](#)) granted in 2015 for demolition of the existing supermarket and construction of a larger replacement, on the adjacent site. The permission does not appear to have been implemented.

3. Background

- 3.1 City Property (Glasgow) LLP (CP) was instructed by Property and Consultancy Services (PC&S) to progress the disposal of the site noted in 1.1 above on the 8 November 2024.
- 3.2 The proposed purchaser is the owner of the adjoining land and has approached Glasgow City Council's (GCC) Property and Consultancy Services with a view to

acquiring the ground to include in its proposed demolition and redevelopment of the existing unit.

- 3.3 At its meeting on 10 October 2019, the City Administration Committee approved a policy for off-market disposals ([Report Details](#)) and it is considered that the proposed disposal is compliant with sections 3.1.1 of the policy, 'disposal to an adjoining proprietor', and 3.1.6 of the policy for a 'disposal that will support inward investment and socio economic objectives'.
- 3.4 The subject site is not deemed as part of GCC's operational requirement and was formally declared surplus on 19 November 2024, with no notes of interest being received.
- 3.5 The subjects are not currently included in GCC's Log of Opted to Tax Property.
- 3.6 Following authority to negotiate being granted, Heads of Terms will be negotiated by City Property, to include conditions that will ensure the land is only utilised for the proposed use and overage clauses will be included to protect GCC's interest if the use is to change in the future. The appropriate authority will be sought for the approval of the agreed terms and conditions.

4. Purchaser

- 4.1 Lidl Great Britain Limited (CN: 0281 6429).

5. Policy and Resource Implications

Resource Implications:

Financial: Authority to begin negotiation of an off-market disposal to generate a capital receipt for GCC.

Legal: Legal will need to conclude this transaction.

Personnel: No direct personnel issues.

Procurement: No procurement implications.

Council Strategic Plan: Grand Challenge 1 – Reduce poverty and inequality in our communities.

Mission 4 – Support Glasgow to be a city that is active and culturally vibrant.

Equality and Socio-Economic Impacts:

Does the proposal support the Council's Equality Outcomes No specific equality related issues.

2021-25? Please specify.

What are the potential equality impacts as a result of this report?

No equality impacts identified.

Please highlight if the policy/proposal will help address socio-economic disadvantage.

The proposal has no impact on socio-economic disadvantage.

Climate Impacts:

Does the proposal support any Climate Plan actions? Please specify:

Whilst not supporting specific Climate Plan actions, proposed development will be subject to statutory guidelines.

What are the potential climate impacts as a result of this proposal?

There are no potential climate impacts for this proposal at this time.

Will the proposal contribute to Glasgow's net zero carbon target?

It is considered that the proposal will not have either a positive or negative contribution to the City's net zero carbon target.

Privacy and Data Protection Impacts:

No privacy or data protection impact identified.

6. Recommendations

That Committee:

- 6.1 notes the contents of this report;
- 6.2 approves the principle of commencing negotiations for the off-market sale to the adjoining owner, Lidl Great Britain Limited;
- 6.3 instructs the Managing Director of City Property (Glasgow) LLP to negotiate the terms and conditions of the disposal; and
- 6.4 notes that appropriate authority will be sought for the approval of agreed terms and conditions.