



Glasgow City Council
Contracts and Property Committee

Item 3

16th January 2025

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

Contact: George McMillan Ext: 76151

**AUTHORITY TO NEGOTIATE THE OFF-MARKET DISPOSAL OF 37-49
DUMBARTON ROAD, GLASGOW, G11 6PD TO HEGARTY INVESTMENT
COMPANY LIMITED**

Purpose of Report:

To seek Committee authority to negotiate the off-market disposal of land at 37-49 Dumbarton Road, Glasgow, G11 6PD to Hegarty Investment Company Limited

Recommendations:

That Committee

1. notes the content of this report;
2. approves the Managing Director of City Property (Glasgow) LLP to negotiate terms and conditions of the disposal; and
3. notes that further appropriate Committee authority will be sought for approval of agreed terms and conditions.

Ward No(s): 23 – Partick East /
Kelvindale

Citywide: ✓
consulted: Yes No ✓

Local member(s) advised: 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 37-49 Dumbarton Road, Glasgow, G11 6PD to Hegarty Investment Company Limited.

1. Description

- 1.1. The subject is located within the Partick area, lying some 1.9 miles west of Glasgow City Centre. It is situated on the south side of Dumbarton Road and comprises 2 plots, shown outlined and hatched and crosshatched black on the enclosed plan, extending to 0.09 hectares (0.22 acres), or thereby.
- 1.2. The crosshatched area forms part of the title of the adjoining owner, this area also consists of air rights which Glasgow City Council has over the site due to demolition of tenement flats. The proposed purchaser is requesting for the removal of the two air right exceptions from his title and to enter into a corrective conveyance with Glasgow City Council.
- 1.3. The area shown hatched details the additional area of land which the adjoining owner wishes to purchase for the use of a beer garden, in accordance with adjoining public house.

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.

3. Background

- 3.1 The proposed purchaser is the owner of the adjoining land and has approached Glasgow City Council's Property and Consultancy Services with a view to acquiring the subjects to use in connection with the existing public house in their

ownership. The proposed purchaser would additionally like to remove two exceptions from their title and enter into a corrective conveyancing with Glasgow City Council of the two air right exemptions to properties which no longer exist.

- 3.2 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'.
- 3.3 City Property (Glasgow) LLP (CP) was instructed on 7th June 2024 by Property and Consultancy Services (PC&S) to progress the disposal of the 2 sites noted in 1.1 above.
- 3.4 The subject sites are not deemed as part of GCC's operational requirement and were formally declared surplus on 5 July 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 Hegarty Investment Company Limited (SC665721).

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 2021-25? Please specify.

No specific equality related issues.

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 instructs the Managing Director of City Property (Glasgow) LLP to negotiate the terms and conditions of the disposal; and

6.3 notes that appropriate authority will be sought for the approval of agreed terms and conditions.