



Glasgow City Council

Contracts and Property Committee

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

Contact: George McMillan

Ext: 76151

APPROVAL OF THE OFF-MARKET DISPOSAL OF LAND AT EASTERHILL STREET, GLASGOW, G32 8LE TO NEW CITY VISION (MMR) ESTATES LIMITED

Purpose of Report:

To seek Committee approval for the off-market disposal of land at Easterhill Street, Glasgow, G32 8LE to New City Vision (MMR) Estates Limited.

Recommendations:

That Committee

1. notes the content of this report.
2. approves the off-market disposal of land located at Easterhill Street, Glasgow, G32 8LE to New City Vision (MMR) Estates Limited, subject to the terms and conditions outlined in this report; and
3. authorises the Executive Director of Neighbourhoods, Regeneration and Sustainability, in consultation with the Director of Legal and Administration to progress the disposal.

Ward No(s): 19 - Shettleston

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: 7 August 2025

Subject: To seek Committee approval for the off-market disposal of land at Easterhill Street, Glasgow, G32 8LE to New City Vision (MMR) Estates Limited.

1. Description

- 1.1. The subject is located within the Tollcross area of Glasgow and is circa 5.3 km to the South-East of the City Centre.
- 1.2. The subject comprises two land plots with a total site area of 0.70 hectares (1.72 acres); both plots are vacant and have natural covering of mature trees and thick shrubbery. The subjects are shown single hatched black on the enclosed plan. The plan is for indicative purposes only.
- 1.3. The subject is contiguous with a similar vacant land plot which is held in private ownership and is shown cross hatched on the enclosed plan.

2. Planning

- 2.1. [Glasgow City Development Plan](#) was adopted on 29 March 2017. The Local Development Plan replaced Glasgow City Plan 2 (2009) and sets out the Council's land use strategy providing the basis for assessing planning applications. The City Development Plan does not identify land use zones to direct types of development, having overarching policies CPD1 Placemaking and CDP 2 Sustainable Spatial Strategy encouraging development to be informed by a placed base approach.
- 2.2. The subject is designated in the PAN65 open space map as a development site containing open space.
- 2.3. New City Vision (MMR) Estates Limited ('the purchaser') has advised that they have had initial discussions with Glasgow City Council's Planning Department regarding their proposal for a residential development on the subject and adjacent site.

3. Background

- 3.1. City Property (Glasgow) LLP was instructed by Neighborhoods, Regeneration and Sustainability (NRS) – Property & Land Services (now Property & Consultancy Services), to negotiate the terms of the nominated disposal to the purchaser in September 2018.
- 3.2. The purchaser advised that for their planned development to be feasible, it will be necessary to acquire both the land in Glasgow City Council's (the Council's) ownership (shown hatched on enclosed plan), and the adjacent land plot which is held in private ownership (shown cross hatched on enclosed plan).
- 3.3. The subject was declared surplus to the Council's operational requirements on 21 February 2020 following the procedural non-operational process with no notes of interest being received.
- 3.4. Due to COVID-19 restrictions the Contracts and Property Committee meeting of 19th March 2020 was cancelled, and approval was given by e-mail under emergency powers giving authority to enter negotiations with New City Vision (MMR) Estates Limited for an off-market disposal.

4. Current Position

- 4.1. This report seeks authority to progress with the proposed disposal based on the terms and conditions which have been agreed with the purchaser.
- 4.2. The purchaser is in negotiation with Phillip C Smith (Commercials) Ltd, the owner of the adjacent land plot, and has an option to purchase this site. The purchase of the privately owned land is conditional on acquiring the council owned land and the proposed development is not feasible without both sites.
- 4.3. The development proposal for the combined site is for construction of ninety residential units for mid-market rent.

5. Purchaser

- 5.1 New City Vision (MMR) Estates Limited

6. Terms and Conditions

- 6.1 The subject comprises two land plots with a total site area of 0.70 hectares (1.72 acres) or thereby as shown edged and single hatched in black on the enclosed plan. The attached plan is for indicative purposes only.
- 6.2 The purchase price shall be THREE HUNDRED AND FIFTY THOUSAND POUNDS STERLING (£350,000), exclusive of Value Added Tax, if applicable and payable on the date of entry.
- 6.3 The date of entry is to be agreed between parties.

- 6.4 The subject plot which is shown single hatched black on the enclosed plan will be combined with the adjoining site shown cross hatched. The combined area will be used for development of ninety residential units for mid-market rent. No alternate use whatsoever will be permitted without prior written consent from the seller which shall be granted at their absolute discretion.
- 6.5 A condition of the sale will be that the missives for purchase of the adjoining site be concluded on or before the agreed date of entry for the subject site. This would satisfy the requirement of the purchaser being an adjoining owner.
- 6.6 The purchaser shall be responsible for the seller's reasonable legal expenses in connection with this transaction, together with City Property's (Glasgow) LLP's fee of £2,500, plus Value Added Tax.
- 6.7 The purchaser will not be entitled to assign in whole or in part its rights under the contract of sale without the seller's consent which shall be granted at its absolute discretion.
- 6.8 All third-party determination in the contract of sale shall be by an independent expert and not by way of arbitration.
- 6.9 In the event that the purchaser instructs ground investigation works, site surveys, habitat surveys, EIA surveys or any other such survey or report, prior to the date of entry then the costs of such works/surveys shall be borne by the purchaser. For the avoidance of doubt the seller shall not reimburse the purchaser for any such costs whatsoever whether the sale completes or not.
- 6.10 City Property (Glasgow) LLP will agree an overage clause to protect the council's interest ensuring an additional capital receipt is received in the event that the land is sold prior to development or planning consent for more than 90 residential units is granted.
- 6.11 It is agreed that the purchaser shall pay to the seller 100% of any uplift in the market value of the subjects less any costs incurred in the event that planning consent for a more valuable land use is gained. Payment of any uplift due shall be payable within 14 days of planning permission being granted.
- 6.12 The Executive Director of Neighbourhoods, Regeneration and Sustainability, in consultation with the Director of Legal and Administration shall be authorised to conclude all other matters pertaining to the disposal of the subjects and to enter into the necessary legal agreements on terms which are in the best interest of the Council.

7. Policy and Resource Implications

Resource Implications:

Financial: The approval of the off-market disposal will generate a capital receipt for Glasgow City Council.

Legal: The legal team will be required to conclude the transaction.

Personnel: No direct personnel implications.

Procurement: No procurement implications.

Council Strategic Plan:

Grand Challenge 1: Reduce poverty and inequality in our communities.

Mission 3 - Improve the health and wellbeing of our local communities

Equality and Socio-Economic Impacts:

No specific equality related outcomes.

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 will bring a vacant land back in to use to provide mid-market rent housing accommodation.

Climate Impacts:

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

Whilst not supporting specific Climate Plan actions the 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:

Are there any potential data protection impacts as a result of this report?

No privacy or data protection impacts identified.

Common Good:

The subjects were acquired by The School Board of the Parish of Maryhill, the Council's predecessors, for educational purposes. The subjects are not on the list of common good assets. There are no conditions in the title that would suggest that the subjects were being acquired to be held as part of the common good. There are no other relevant factors to suggest that the subjects would form part of the common good of the Council.

8. Recommendations

That Committee:

- 8.1 notes the contents of this report;
- 8.2 approves the off-market disposal of land located at Easterhill Street, Glasgow, G32 8LE to New City Vision (MMR) Estates Limited, subject to the terms and conditions outlined in this report; and
- 8.3 authorises the Executive Director of Neighbourhoods, Regeneration and Sustainability, in consultation with the Director of Legal and Administration to progress the disposal.