



Glasgow City Council

Contracts and Property Committee

Report by Executive Director of Neighbourhoods, Regeneration and Sustainability

Item 6

17th September 2026

Contact: George McMillan Ext: 76151

AUTHORITY TO NEGOTIATE THE OFF-MARKET DISPOSAL OF LAND AT WESTERHOUSE ROAD, GARTLOCH, GLASGOW TO APSLEY (GARTLOCH) LIMITED

Purpose of Report:

To seek Committee authority to negotiate the off-market disposal of land at Westerhouse Road, Gartloch, Glasgow to Apsley (Gartloch) Limited

Recommendations:

That Committee

1. notes the content of this report;
2. approves the principle of an off-market disposal of the subject to Apsley (Gartloch) Limited;
3. instructs the Managing Director of City Property (Glasgow) LLP to negotiate terms and conditions of the disposal; and
4. notes that further appropriate Committee authority will be sought for approval of agreed terms and conditions.

Ward No(s): 21 – North East

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: 17 September 2026

Subject: Authority to negotiate the off-market disposal of land at Westerhouse Road, Gartloch, Glasgow to Apsley (Gartloch) Limited.

1. Description

- 1.1. The subject is located within the Easterhouse area, lying some 5 miles north east of Glasgow City Centre. It is situated on the north side of Westerhouse Road at its junction with Lochend Road.
- 1.2. The proposed purchaser, Apsley (Gartloch) Limited is looking to acquire the land outlined in black and hatched extending to 7.75 hectares (19.15 acres).

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 place based approach.
- 2.2. Part of the site is located within a Local Nature Reserve. The proposed purchaser is currently in discussions with Planning regarding the wider development scheme, and any development would be subject to planning approval.

3. Background

- 3.1 The proposed purchaser is the owner of the adjoining housing development site having purchased it in December 2025. The Purchaser is aiming to submit a Planning Permission in Principle in September 2026 for the development of c.800 residential units on the adjacent land. The Purchaser approached Property & Consultancy Services with a view to acquiring land to construct an access road to the development site from Westerhouse Road. The exact route of the road will be determined during the planning process.

- 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 The subject site is not deemed as part of Glasgow City Council's operational requirement and was formally declared surplus on 29 July 2026, with no notes of interest being received.
- 3.4 City Property (Glasgow) LLP was instructed on 26 June 2026 by PCS to progress the disposal of part of the site declared surplus.
- 3.5 The subject is not currently included in Glasgow City Council'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 Glasgow City Council'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 Apsley (Gartloch) Limited (16839168).

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 No specific equality related issues.

*Equality Outcomes
2025-29? 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?*

Whilst the development of a new road would not contribute to the target, the proposal should be considered in line with Climate Plan Theme 3: Well connected and thriving City.

The proposal would also contribute to the development of a significant housing development.

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 an off-market disposal of the subject to Apsley (Gartloch) 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.