



Glasgow City Council

Contracts and Property Committee

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

Item 14

12th June 2025

Contact: George McMillan

Ext: 76151

AUTHORITY TO NEGOTIATE THE OFF-MARKET DISPOSAL OF 2 PLOTS OF GROUND AT BARTHOLOMEW STREET AND DALMARNOCK ROAD/PLAYFAIR STREET TO CLYDE GATEWAY DEVELOPMENTS LIMITED

Purpose of Report:

To seek Committee authority to negotiate the off-market disposal of 2 plots of ground at Bartholomew Street and Dalmarnock Road/Playfair Street to Clyde Gateway Developments 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 Clyde Gateway Developments 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 authority will be sought for approval of agreed terms and conditions.

Ward No(s): 9 – Calton

Citywide: ✓

Local member(s) advised: Yes ☐ No ✓

consulted: Yes ☐ No ✓

PLEASE NOTE THE FOLLOWING:

Any Ordnance Survey mapping included within this Report is provided by Glasgow City Council under licence from the Ordnance Survey in order to fulfil its public function to make available Council-held public domain information. Persons viewing this mapping should contact Ordnance Survey Copyright for advice where they wish to licence Ordnance Survey mapping/map data for their own use. The OS web site can be found at <http://www.ordnancesurvey.co.uk> "

If accessing this Report via the Internet, please note that any mapping is for illustrative purposes only and is not true to any marked scale



Report to: Contracts and Property Committee

From: Managing Director of City Property (Glasgow) LLP

Date: 12 June 2025

Subject: Authority to negotiate the off-market disposal of 2 plots of ground at Bartholomew Street and Dalmarnock Road/Playfair Street to Clyde Gateway Developments Limited.

1. Description

- 1.1. The subjects comprise 2 plots of ground which are currently designated as adopted road/footpath, located within the Dalmarnock area, approximately 1.9 miles south-east of Glasgow City Centre.
- 1.2. The first plot is the north section of Bartholomew Street which is an access route into the development site owned by Clyde Gateway. The second plot is a section of footpath which runs along Dalmarnock Road to the junction of Playfair Street. Both plots are shown hatched black on the attached plan, extending to 0.103 hectares (0.25 acres), or thereby.

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.

3. Background

- 3.1 In 2010 Glasgow City Council (GCC), South Lanarkshire Council and Scottish Enterprise entered into a Members' Agreement (the CG Agreement) with Clyde Gateway URC (CG) to regulate the relationship between the various parties and to assist CG in its main objective of the regeneration of areas of social and economic deprivation, within the operating area.
- 3.2 Clyde Gateway have been working closely with GCC to consolidate a wider development site at Dalmarnock Road, Bartholomew St and Playfair Street,

however the CG Agreement did not include the 2 plots of ground noted in 1.1 above.

- 3.3 As Clyde Gateway are the owner of the adjoining land, they have approached Glasgow City Council's Property and Consultancy Services (PC&S) with a view to acquiring the subjects to incorporate into their larger development site. The road at Bartholomew Street is intended to be stopped up to accommodate a parking/goods yard with the entrance still accessed via Bartholomew Street, which would become a private access road to the north. The footpath at Dalmarnock Road/Playfair Street is not expected to be developed and will lead to the access road and into a further parking/goods yard area.
- 3.4 The proposed scheme is to develop a shell industrial building that can accommodate up to 40,000 sq.ft. across ground and mezzanine levels, which is capable of being split into 4 units. The aim is to attract uses such as advance manufacturing which will help create quality employment in the area.
- 3.5 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', 3.1.4 'disposal to other public sector bodies', and 3.1.6 of the policy for a 'disposal that will support inward investment and socio economic objectives'.
- 3.6 City Property (Glasgow) LLP was instructed on 31 March 2025 by PC&S to progress the disposal of the subjects to Clyde Gateway.
- 3.7 The plots are not deemed as part of GCC's operational requirement and were formally declared surplus on 6 March 2025, with no notes of interest being received.
- 3.8 The subjects are not currently included in GCC's Log of Opted to Tax Property.
- 3.9 Common good wording will be reported when the appropriate authority is sought for the approval of agreed terms and conditions.
- 3.10 Following authority to negotiate being granted, Heads of Terms will be negotiated by City Property, to include conditions that will ensure the ground 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 Clyde Gateway Developments Limited (SC335662)

5. Policy and Resource Implications

Resource Implications:

<i>Financial:</i>	Authority to begin negotiation of an off-market disposal to generate a potential capital receipt for GCC.
<i>Legal:</i>	Legal will be required to conclude this transaction.
<i>Personnel:</i>	No direct personnel issues.
<i>Procurement:</i>	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:

<i>Does the proposal support the Council's Equality Outcomes 2021-25? Please specify.</i>	No specific equality related issues.
<i>What are the potential equality impacts as a result of this report?</i>	No equality impacts identified.
<i>Please highlight if the policy/proposal will help address socio-economic disadvantage.</i>	The proposal has no impact on socio-economic disadvantage.

Climate Impacts:

<i>Does the proposal support any Climate Plan actions? Please specify:</i>	Whilst not supporting specific Climate Plan actions, proposed development will be subject to statutory guidelines.
<i>What are the potential climate impacts as a</i>	There are no potential climate impacts for this proposal at this time.

*result of this
proposal?*

*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.

Common Good:

Common good wording will be reported when the appropriate authority is sought for the approval of agreed terms and conditions.

**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 Clyde Gateway Developments 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 further appropriate authority will be sought for the approval of agreed terms and conditions.