



Glasgow City Council

Contracts and Property Committee

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

Item 13

12th June 2025

Contact: George McMillan

Ext: 76151

**AUTHORITY TO NEGOTIATE THE OFF-MARKET DISPOSAL OF LAND AT
ARDERY STREET TO MR MICHAEL MCDONAGH**

Purpose of Report:

To seek Committee authority to negotiate the off-market disposal of land at Ardery Street to Mr Michael McDonagh.

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, Mr Michael McDonagh;
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): 12 – Victoria Park

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: 12 June 2025

Subject: Authority to negotiate the off-market disposal of land at Ardery Street to Mr Michael McDonagh.

1. Description

- 1.1 The subject is located within the Partick area of Glasgow, some 2.6 miles west of Glasgow City Centre.
- 1.2 Ardery Street is situated to the north of Dumbarton Road, the main commercial street in Partick, in an area of four storey tenement properties. The subject is situated to the south of Ardery Street and comprises an L-shaped area of ground between tenement buildings, extending to 0.048 hectares (0.12 acres). As shown outlined and hatched in black on attached plan.
- 1.3 There is an electricity sub-station on the subject site, leased to Scottish Power PLC. If the surrounding land is sold, the tenant has the right to either a) relinquish the lease or b) acquire the subjects of the lease for £1.
- 1.4 The subject adjoins the site of the former Partick Methodist Church at 524 Dumbarton Road along part of its eastern boundary, which was purchased by Mr McDonagh in October 2024.

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 City Property (Glasgow) LLP (CPG) was instructed by Property and Consultancy Services (PC&S) to progress the disposal of the subject.

- 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 (GCC) operational requirement and was formally declared surplus on 13 May 2019, with no notes of interest being received.
- 3.4 The subject site was previously reported to committee on 13th June 2019 ([report](#)), seeking authority to negotiate to Partick Housing Association Limited (PHA). On the 26th June 2023 we received confirmation from GCC's Housing and Regeneration Service that PHA were no longer pursuing a project at Arderly Street.
- 3.5 The proposed purchaser is the owner of the adjoining land and has approached GCC PC&S with a view to acquiring the subject to include in his proposed refurbishment and redevelopment of the former church, which is intended to be used as a venue for weddings and other events. The subject will be used for access to the former church for deliveries and for parking.
- 3.6 It should be noted that a comprehensive statement on Common Good will be provided in future reporting and will comply with GCC's Policy on Common Good Assets.
- 3.7 The subject is not currently included in GCC's Log of Opted to Tax Property.
- 3.8 Following authority to negotiate being granted, Heads of Terms will be negotiated by CPG, 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 Mr Michael McDonagh

5. Policy and Resource Implications

Resource Implications:

<i>Financial:</i>	Authority to begin negotiation of an off-market disposal to generate a capital receipt for GCC.
<i>Legal:</i>	Legal will need to conclude this transaction.
<i>Personnel:</i>	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 approves the principle of commencing negotiations for the off-market sale to the adjoining owner, Mr Michael McDonagh;
- 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.