



Glasgow City Council

Contracts and Property Committee

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

Contact: George McMillan Ext: 76151

**Item 3**

**6th November 2025**

**AMENDMENT TO CLAUSE FOR AGREED OFF-MARKET DISPOSAL OF  
LAND AT KENMUIR ROAD, CARMYLE, GLASGOW G32**

**Purpose of Report:**

To seek Committee approval to the amendment of a clause for the agreed off-market disposal of land at Kenmuir Road, Carmyle, Glasgow G32 to Carmyle Developments Limited.

**Recommendations:**

That Committee

1. notes the content of this report; and
2. approves the amendment of a clause for the agreed off-market disposal of land at Kenmuir Road, Carmyle Glasgow G32 to Carmyle Developments Limited, subject to the terms and conditions outlined in this report.

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: 6 November 2025**

**Subject: Amendment of clause for the agreed off-market disposal of land at Kenmuir Road, Carmyle, Glasgow G32 to Carmyle Developments Limited.**

## **1. Description**

- 1.1. The subject is located within the Carmyle area, lying some 5 miles south-east of Glasgow City Centre and comprises 5 plots of land, shown outlined, hatched and cross-hatched black on the enclosed plan, extending to 12.2 hectares (30.15 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 placed base approach.
- 2.2. The proposed purchaser, Carmyle Developments Limited (CDL), has a pending planning application ([Reference 17/02961/DC](#)) submitted in November 2017 for the erection of residential development and associated works, including highway improvements (Environmental Impact Assessment). This will impact a significant part of Carmyle and includes CDL's former Kenmuir Farm site to the east of the subject, other relevant areas of land that have been subsequently acquired by CDL and the 5 plots of Council land that form the subject of this report.

## **3. Background**

- 3.1 The Contracts and Property Committee, at its meeting on 12 June 2025 ([Report Details](#)) approved the off-market disposal of 5 sites at Kenmuir Road, Carmyle, Glasgow G32 for residential development and extensive infrastructure / highway improvements in line with the pending planning application / related Masterplan detailed in the Planning Application at 2.2 above.

#### **4. Current Position**

- 4.1 In terms of the Committee approval noted in 3.1 above, the terms of the sale have been agreed between the respective legal parties, subject to clause 6.5 of the aforementioned report being amended and further approved by Committee.
- 4.2 Clause 6.5 stated that “The other 3 plots of the subject that formed the basis of the report to the meeting of the Contracts and Property Committee on 28 November 2024 ([Report Details](#)) and shown to the west on the attached plan, shall be used solely in line with the existing uses as varying amenity lands, to be enforceable by Standard Security.”
- 4.3 The abovementioned Clause is to be amended to clarify that the permitted use of the 3 plots, known as the “Amenity Sites”, shall allow the construction of an access road (and associated infrastructure) over parts of the Amenity Sites, but only to the extent that such access route is required and has been included as part of the Purchaser’s pending planning application ([Ref 17/02961/DC](#)) and such access road to be constructed in accordance with any subsequent Planning Approvals and all other required statutory consents being obtained.
- 4.4 For the avoidance of doubt, the enforceable Standard Security will ensure that no residential development can be carried out on any of the 3 plots.
- 4.5 For the further avoidance of doubt, CDL will not be forming an access road to the development through Orchard Park.
- 4.6 There is to be no change to the agreed price of £1.45 million.

#### **5. Purchaser**

- 5.1 Carmyle Developments Limited (SC480450).

#### **6. Amended Term and Condition**

- 6.5 The Amenity Sites shall be used in line with the existing uses as varying amenity lands and for no other purpose whatsoever, except to the extent that an access road requires to be constructed across part or parts of the Amenity Sites as part of the Purchaser’s proposed development, as detailed in the pending planning application ([Ref 17/02961/DC](#)). The Purchaser shall be permitted to construct such access route (with associated paths, footways, foundations, drainage and landscaping) provided that Planning Permission is granted in respect of the said planning application, and that all other required statutory consents are obtained. The restriction on use of the Amenity Sites is to be enforceable by Standard Security.

#### **7. Policy and Resource Implications**

##### **Resource Implications:**

*Financial:* Disposal will generate a capital receipt for GCC and there will be GCC cost savings on the removal of maintenance liability for landscaped amenity areas.

*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.

**Common Good:**

It is considered that the subject does not form part of the Council's Common Good.  
The subject was acquired by the Council's predecessors using statutory powers.  
The subject is not on the list of common good assets.  
There are no conditions in the title that would suggest that the subject was being acquired to be held as part of the common good.  
There are no other relevant factors to suggest that the subject would form part of the common good of the Council.

**Privacy and Data Protection Impacts:**

No privacy or data protection impact identified.

**8. Recommendations**

That Committee:

- 8.1 notes the contents of this report; and
- 8.2 approves the amended clause in the off-market disposal of land at Kenmuir Road, Carmyle, Glasgow G32 to Carmyle Developments Limited, subject to the terms and conditions outlined in this report.