



Glasgow City Council

Contracts and Property Committee

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

Item 2

6th November 2025

Contact: George McMillan

Ext: 76151

**PROPOSED OFF-MARKET DISPOSAL OF LAND AT ARDERY STREET,
GLASGOW, G11 7SX TO MIAD HOLDINGS LIMITED**

Purpose of Report:

To advise Committee on the outcome of negotiations for the off-market disposal of land at Arderly Street to MIAD Holdings Limited (Registered Number: SC822440).

Recommendations:

That Committee

1. notes the content of this report; and
2. approves the off-market disposal of land at Arderly Street, Glasgow G11 7SX to MIAD Holdings Limited (Registered Number: SC822440), subject to the heads of terms outlined in this report.

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: 6 November 2025

Subject: Proposed off-market disposal of land at Ardery Street, Glasgow G11 7SX to MIAD Holdings Limited (Registered Number: SC822440).

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 0.058 hectares (0.14 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, extending to approximately 20.5 sqm, as shown outlined and cross-hatched in black on the attached plan. 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. We have been in communication with Scottish Power PLC and understand that they wish to exercise their right to purchase the subjects of the lease. The proposed purchaser of the property is aware of this position and has confirmed acceptance of these circumstances.
- 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 MIAD Holdings Limited 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 Glasgow City Councils (GCC) 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 proposed purchaser is the owner of the adjoining land and approached GCC, PC&S with a view to acquiring the subject to include in its 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.
- 3.4 At its meeting of 12 June 2025 the Contracts and Property Committee instructed the Managing Director of City Property (Glasgow) LLP to negotiate the terms and conditions of the disposal ([Report Details](#)).
- 3.5 Negotiations have now concluded, and the Heads of Terms are highlighted at point 5 below.
- 3.6 The subject site is not deemed as part of GCC operational requirement and was formally declared surplus on 13 May 2019, with no notes of interest being received.
- 3.7 The subjects are not considered to form part of the Council's common good.
- 3.8 The subject is not currently included in GCC's log of opted to Tax property.

4. Purchaser

- 4.1 MIAD Holdings Limited (Registered Number: SC822440).

5. Heads of Terms

- 5.1. The subjects comprise the site shown edged and hatched black on the enclosed plan, extending to 0.058 hectares (0.14 acres).
- 5.2. The purchase price is £230,000 (TWO HUNDRED AND THIRTY THOUSAND POUND STERLING), exclusive of Value Added Tax (VAT), payable on the date of entry.

- 5.3. The purchaser to satisfy itself in respect of the seller's title.
- 5.4. It is confirmed the disposal of the sub-station site to Scottish Power is acceptable to MIAD.
- 5.5. The purchaser shall be responsible for the seller's reasonable legal expenses in connection with this transaction, together with City Property (Glasgow) LLP's fee of £1,750, plus VAT.
- 5.6. In the event that the purchaser disposes the subjects prior to the proposed development commencing, then the purchaser shall pay to the seller 100% of all sales proceeds in excess of £230,000 (TWO HUNDRED AND THIRTY THOUSAND POUNDS STERLING), subject to the deduction of any costs incurred by the purchaser during the sales process. Any sales overage will be payable by the purchaser to the seller within 1 month of the date of onward sale of the subjects failing which the purchaser will pay on demand to the seller any interest accrued from the date the amount became due until the date of payment.
- 5.7. 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 planning overage due shall be due within 14 days of planning permission being granted.
- 5.8. The clawback/overage conditions contained herein shall be secured by way of a Standard Security.
- 5.9. 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.
- 5.10. All third-party determination in the contract of sale shall be by an independent expert and not by way of arbitration.
- 5.11. 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 subject and to enter into necessary legal agreements on terms which are in the best interest of the Council.

6. 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.

7. Recommendations

That Committee:

- 7.1 notes the contents of this report; and
- 7.2 approves the off-market disposal of land at Ardery Street, Glasgow G11 7SX to MIAD Holdings Limited (Registered Number: SC822440) subject to the heads of terms outlined in this report.