



**Glasgow City Council**

**Contracts and Property Committee**

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

**Item 9**

**12th June 2025**

**Contact: George McMillan**

**Ext: 76151**

**PROPOSED OFF MARKET DISPOSAL OF LAND AT SPRINGBURN ROAD,  
GLASGOW TO LIDL GREAT BRITAIN LIMITED**

**Purpose of Report:**

To advise committee on the outcome of the negotiations for the nominated disposal of Land at Springburn Road to Lidl Great Britain Limited (CRN: 0281 6429).

**Recommendations:**

That Committee

1. notes the content of this report;
2. approves the disposal of the land at Springburn Road to Lidl Great Britain Limited (CRN: 02816429), subject to the heads of terms outlined in this report.

Ward No(s): 22 - Dennistoun

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: PROPOSED OFF MARKET DISPOSAL OF LAND AT SPRINGBURN ROAD TO LIDL GREAT BRITAIN LIMITED (CRN: 02816429)**

## **1. Description**

- 1.1 The subject is located within the Springburn area of Glasgow, in the St Rollox Business and Retail Park, some 1.4 miles north of Glasgow City Centre. It is situated to the east of Springburn Road and comprises a strip of grass and trees providing perimeter screening and landscaping for the adjacent Lidl from Springburn Road. The subject extends to 0.23 hectares (0.57 acres), or thereby, as shown edged and hatched black on the enclosed plan.

## **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, Lidl Great Britain Limited, had planning permission ([Reference 15/00805/DC](#)) granted in 2015 for demolition of the existing supermarket and construction of a larger replacement, on the adjacent site. The permission does not appear to have been implemented.

## **3. Background**

- 3.1 City Property (Glasgow) LLP (CPG) was instructed by Property and Consultancy Services (PC&S) to progress the disposal of the site noted in 1.1 above.
- 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 has approached Glasgow City Council's (GCC) Property and Consultancy Services with a view to acquiring the ground to include in its proposed demolition and redevelopment of the existing unit.
- 3.4 The subject site is not deemed as part of GCC's operational requirement and was formally declared surplus on 19 November 2024, with no notes of interest being received.
- 3.5 At its meeting of 16 January 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](#)).
- 3.6 The subject is not currently included in GCC's Log of Opted to Tax Property.
- 3.7 Heads of Terms have been negotiated by CPG, including conditions ensuring the land is only utilised for the proposed use and overage clauses have been included to protect GCC's interest if the use is to change in the future. The appropriate authority is now being sought for the approval of the agreed terms and conditions.

#### **4. Purchaser**

- 4.1 Lidl Great Britain Limited (CRN: 02816429).

#### **5. Heads of Terms**

- 5.1 The subjects comprise land at Springburn Road, Glasgow. The site shown edged and hatched black on the attached plan, extending to 0.23 hectare (0.57 acre) or thereby.
- 5.2 The purchase price is £300,000 (THREE HUNDRED THOUSAND POUNDS 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 The purchaser shall be responsible for the seller's reasonable legal expenses in connection with this transaction, together with City Property's (Glasgow) LLP's fee of £1,750, plus VAT.
- 5.5 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 £300,000 (THREE HUNDRED 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

- 5.6 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 within 5 years from the Date of Entry. Payment of any planning overage due shall be due within 14 days of planning permission being granted.
- 5.7 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.
- 5.8 All third-party determination in the contract of sale shall be by an independent expert and not by way of arbitration.
- 5.9 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:**

*Financial:* The disposal will 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 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 content of this report;
- 7.2 approves the disposal of the Land at Springburn Road to Lidl Great Britain Limited (CRN: 02816429), subject to the heads of terms outlined in this report.