



Glasgow City Council

Contracts and Property Committee

Report by Executive Director of Neighbourhoods, Regeneration and Sustainability

Item 4

27th November 2025

Contact: George McMillan Ext: 76151

**PROPOSED DISPOSAL OF PROPERTY AT 37 FAULDHOUSE WAY,
GLASGOW, G5 0JB**

Purpose of Report:

To advise committee on the outcome of the marketing exercise carried out by City Property (Glasgow) LLP in respect of the above noted property

Recommendations:

That Committee:

1. notes the content of this report;
2. approves the disposal of the property at 37 Fauldhouse Way, Glasgow, G5 0JB to Majed Badrekhan, subject to the terms and conditions outlined in this report.

Ward No(s): 8

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: 27 November 2025

Subject: PROPOSED DISPOSAL OF PROPERTY AT 37 FAULDHOUSE WAY, GLASGOW, G5 0JB

1. Description

- 1.1 The subject comprises a 3-bedroom end of terrace house at Fauldhouse Way, in the Oatlands area of Glasgow, approximately 2.2 miles Southeast of Glasgow City Centre.
- 1.2 The subject comprises a two-storey property with timber frame cavity wall construction and exterior finish of facing brick / external render and tiled pitched roof. There is a garden to the front and rear of the property with a driveway at the front. There is wall denoting the boundary of the property adjoining Newliston Drive.
- 1.3 The total subject site extends to 0.021 hectares (0.051 acres) or thereby as shown hatched and outlined in black on the attached 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 the 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 The property was constructed by Avant Homes (previously Gladedale) as part of the regeneration of Oatlands in 2008/2009 promoting a new housing neighbourhood. The redevelopment involved the construction of circa 1,275 houses.

- 3.2 Part of the redevelopment included a council owned property, located at 839 Rutherglen Road, which consisted of a single detached dwelling house. The property was a former 'Parks Department' house and was leased by the council to a tenant. Avant submitted a development proposal and formal offer for the council owned property to be included within the larger development, which was agreed.
- 3.3 Agreement was made whereby Glasgow City Council would purchase a suitable equivalent property within the new development for the tenure of the tenant at 839 Rutherglen Road.
- 3.4 Glasgow City Council subsequently purchased the property at 37 Fauldhouse Way and leased the property to Avant Homes, who then sublet to the tenant.
- 3.5 The property has been unoccupied for circa 5 years.
- 3.6 Due to a burden in the title, the property can only be sold to an owner occupier.
- 3.7 City Property (Glasgow) LLP (City Property) was instructed by Neighbourhoods, Regeneration and Sustainability (NRS) – Property and Consultancy Services to progress with the disposal of the subject on the open market.
- 3.8 The property was first marketed on 3 October 2024 with a Home Report value of £260,000 and a guide price of £255,000. A closing date was set for 21 November 2024 with four offers received.
- 3.9 The top bidder, with a bid of £294,000, was selected after bid assessment.
- 3.10 The proposed purchaser withdrew their offer on 9th April 2025, due to unforeseen circumstances.
- 3.11 Due to the length of time between the closing date and the purchase falling through, the decision was made to remarket the property.
- 3.12 The property was further marketed, and a closing date was set for 11 September 2025, no offers were received.

4. Current Position

- 4.1 City Property attempted a third marketing campaign, and a closing date was set for 23 October 2025.
- 4.2 At the closing date one offer was received which was for an offer of £225,000.
- 4.3 As only one offer was received, and this is below the Home Report value, Committee approval is sought.
- 4.4 Acceptance of this offer will generate a capital receipt, remove ongoing holding costs, and bring the property back into productive use.

5. Purchaser

5.1 Majed Badrekhan.

6. Terms and Conditions

- 6.1 The subject comprises the site shown edged and hatched black on the enclosed plan, extending to 0.021 hectares (0.051 acres) or thereby. The attached plan is for indicative purposes only.
- 6.2 The purchase price shall be Two HUNDRED AND TWENTY-FIVE THOUSAND POUNDS STERLING (£225,000), exclusive of Value Added Tax, if applicable, payable on the Date of Entry.
- 6.3 The Purchaser shall satisfy itself with regard to the Seller's title including any tree preservation orders.
- 6.4 Each party will be responsible for their own legal expenses in connection with the transaction.
- 6.5 The subjects, edged and hatched black on the plan, shall be used for residential purposes and for no other use whatsoever without the prior written consent from the Seller which shall be granted at their absolute discretion.
- 6.6 The subject can only be used by the purchaser, Majed Badrekhan & Heirs, for owner-occupation only. Use of this property as an investment property, for let, is strictly prohibited.
- 6.7 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.
- 6.8 All third-party determination in the contract of sale shall be by an independent expert and not by way of arbitration.
- 6.9 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.

Resource Implications:

Financial: Disposal will generate a capital receipt of £225,000 and will avoid further marketing and holding costs.

Legal: The legal team will be required to conclude the transaction.

Personnel: No direct personnel implications.

Procurement: No procurement implications.

Council Strategic Plan: Supports themes of Thriving Economy and Sustainable Communities by enabling redevelopment and reducing vacant property

Equality and Socio-Economic Impacts: No specific equality related outcomes.

Does the proposal support the Council's Equality Outcomes 2021-25? Please specify: No specific equality related outcomes.

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? Whilst not supporting specific Climate Plan actions the 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: Property is not held on the Common Good account

Privacy and Data Protection Impacts: No Implications

7. Recommendations

That Committee:

- 7.1 notes the contents of this report; and
- 7.2 approves the disposal of the property at 37 Fauldhouse Way, Glasgow, G5 0JB to Majed Badrekhan, subject to the terms and conditions outlined in this report.