



Glasgow City Council  
Contracts and Property Committee

**Item 11**

11th June 2026

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

Contact: George McMillan Ext: 76151

**PROPOSED DISPOSAL OF THE SITE OF THE FORMER ST MODANS  
PRIMARY SCHOOL, 108 BELLROCK CRESENT,  
GLASGOW G33 3HF**

**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; and
2. approves the disposal of site of the former St Modans Primary School, 108 Bellrock Crescent, Glasgow to Edzell Securities Limited subject to the terms and conditions as outlined in this report.

Ward No(s): 18-East Centre

Citywide: ✓

Local member(s) advised: Yes  No ✓

consulted: Yes  No ✓

**PLEASE NOTE THE FOLLOWING:**

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**Report to: Contracts and Property Committee**

**From: Managing Director of City Property (Glasgow) LLP**

**Date: 11 June 2026**

**Subject: Proposed disposal of the site of the former St Modans Primary School, 108 Bellrock Crescent, Glasgow G33 3HF.**

## **1. Description**

- 1.1. The subject comprises the site of the former St Modans Primary School, 108 Bellrock Crescent, Glasgow G33 3HF, shown outlined black on the attached plan, extending to 1.04 hectares (2.57 acres) or thereby and is accessed from Bellrock Crescent.

## **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 site originally housed the former St Modans Primary School and Schoolhouse.
- 3.2 The school and schoolhouse were declared surplus to the Council's operational requirements in May 2007. Both buildings were subject to fire damage resulting in the subsequent demolition and site clearance.
- 3.3 In April 2008, fossorial water voles were classified as a priority species in the Wildlife and Countryside Act 1981 (as amended) leading to the publishing of guidance on how to develop on land where voles were present. This caused a delay in bringing this site to the market whilst the guidance was finalised.
- 3.4 The site was highlighted in the latest [GCC Housing Land Audit published in March 2025 GC](#) (ref:4303A).

- 3.5 The site was divided in 2025, as the lower section of the tiered site was disposed to Cranhill Development Trust by nominated disposal in December 2025.
- 3.6 This site is situated within the fossorial water vole trigger area. As a result of this, it is anticipated that specific mitigation and management strategies will require to be implemented.

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

4.1 The site was placed on the market on 18 January 2025, with the marketing brochure and bid submission guidance highlighting the presence of voles on site. A closing date was set for 2nd October 2025.

4.2 Two offers were received at the closing date, both being residential proposals.

4.3 *Bid 1 comprised:*

- A conditional offer, with a headline price of £630,651 and a net price of £100,761.56 for 42 residential units (mix of terraced and flatted units);
- This bid is from a residential developer and not a Registered Social Landlord (RSL);
- Subject to planning consent and deduction of anticipated abnormal costs;
- 18-month duration for purification of suspensive conditions;
- Subject to obtaining a buy-in from a Housing Association (HA), then subsequent HA grant funding.

4.4 *Bid 2 comprised:*

- An unconditional offer of £65,000 for 20-25 residential units (terraced units).
- Confirmation that they would be open to increasing the unit numbers, subject to discussions with planning at the point of submitting a planning application.

4.5 Following assessment of the two offers received, we consider *Bid 1* introduces the following additional risk(s) to the Council:

- The offer is suspensive on obtaining full Planning permission.
- The offer is dependent on obtaining a housing association grant, the bidder is not a RSL, through a HA via the Affordable Housing Supply Program (AHSP) provided Glasgow City Council.
- Abnormal costs are considered to be notional estimates.

4.6 It is our considered opinion that the unconditional offer from Edzell Securities Limited (*Bid 2*) represents the best consideration with the lowest risk for the following reasons:

- The offer is unconditional, meaning there can be no further deductions in connection with abnormal costs or planning permission.

- A capital receipt of £65,000 would be achieved this financial year.
- The development proposal suggests retention of a greater area of retained greenspace/amenity ground.
- If additional units are granted GCC would receive an overage payment as highlighted in point 6.14 below.

4.7 It is our recommendation that the offer from Edzell Securities Limited is accepted, subject to the terms and conditions highlighted in section 6 below.

## **5. Purchaser**

5.1 Edzell Securities Limited (Company Registration No: SC764582).

## **6. Terms and Conditions**

6.1 The subjects comprise the site shown edged and hatched black on the enclosed plan, extending to 1.04 hectares (2.57 acres) or thereby. Please note that the attached plan is for indicative purposes only.

6.2 The purchase price shall be SIXTY-FIVE THOUSAND POUNDS (£65,000) STERLING exclusive of Value Added Tax (VAT), if applicable, payable on the Date of Entry. For the avoidance of doubt, the sale price will not be subject to VAT.

6.3 The Date of Entry shall be agreed between the parties.

6.4 The subjects, edged and hatched black on plan, shall be used solely for residential development of up to 25 units and for no other use whatsoever without the prior written consent from the seller which shall be granted at their absolute discretion. Enforceable by Standard Security.

6.5 The purchaser shall satisfy itself with regard to the seller's title including any tree preservation orders.

6.6 Each party are responsible for their own legal expenses in connection with this transaction.

6.7 The purchaser shall also pay an admin fee of £750 plus VAT for any amendment to the purchaser's name as agreed above, which will be subject to appropriate authority being sought.

6.8 If purchaser wishes to discharge the standard security for clawback and overage conditions in section 6.14 below, a fee will be agreed and applied upon request of discharge.

6.9 This property has not been opted to tax.

6.10 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 the purchase price, 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 14 days 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.

- 6.11 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.
- 6.12 Planning overage will be payable by the purchaser to the seller within 14 days of planning permission being granted.
- 6.13 It is agreed in the event the purchaser disposes of the property prior to commencement of development, 100% of sales overage over the purchase price will be due to the seller.
- 6.14 In the event that planning consent is obtained for a development of more than 25 units on the site, shown in the attached plan, then the purchaser shall pay to the seller a sum of £2,600, for each and every additional unit constructed thereon.
- 6.15 In the event that the parties are unable to agree on the matters then the dispute shall be resolved by an Independent Expert, who will be professionally qualified for at least 10 years in the field in which the dispute arises.
- 6.16 The overage conditions contained herein shall be secured by way of Standard Security.
- 6.17 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.
- 6.18 All third-party determination in the contract of sale shall be by an independent expert and not by way of arbitration.
- 6.19 In the event that the purchaser instructs ground investigation works, site surveys, habitat surveys, EIA surveys or any other such survey or report, prior to the date of entry then the costs of such works/surveys shall be borne by the purchaser. For the avoidance of doubt the seller shall not reimburse the purchaser for any such costs whatsoever whether the sale completes or not.
- 6.20 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 subjects and to enter into the necessary legal agreements on terms which are in the best interest of the Council.

## 7. Policy and Resource Implications

### Resource Implications:

*Financial:* The disposal will generate a capital receipt for the Council.

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

*Personnel:* No direct personnel implications.

*Procurement:* No procurement implications.

**Council Strategic Plan:** Grand Challenge 4: Enable staff to deliver essential services in a sustainable, innovative and efficient way for our communities.

Mission 1 – Create safe, clean and thriving neighbourhoods.

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

*Does the proposal support the Council's Equality Outcomes 2025-29? 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 the proposed development will be subject to statutory guidelines.

*What are the potential climate impacts as a* There are no potential climate impacts for this proposal at this time.

*result of this proposal?*

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

**Privacy and Data Protection Impacts:**

No privacy or data protection impacts identified.

## **8. Recommendations**

That Committee:

- 8.1 notes the contents of this report; and
- 8.2 approves the disposal of site of the Former St Modans Primary School, 108 Bellrock Crescent, Glasgow G33 3HF to Edzell Securities Limited subject to the terms and conditions as outlined in this report.