



Glasgow City Council

Contracts & Property Committee

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

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Item 4

17th September 2026

AUTHORITY TO NEGOTIATE THE OFF-MARKET DISPOSAL OF GROUND ADJACENT TO 11 CROMER GARDENS, GLASGOW G20 9JQ TO ZOE BARTLIFF AND KENNETH ANDERSON.

Purpose of Report:

To seek Committee authority to commence negotiations for the off-market disposal of land adjacent to 11 Cromer Gardens, Glasgow G20 9JQ to Zoe Bartliff and Kenneth Anderson.

Recommendations:

That Committee:

1. notes the content of this report;
2. approves in principle the off-market disposal of land adjacent to 11 Cromer Gardens, Glasgow, G20 9JQ, to Zoe Bartliff and Kenneth Anderson.
3. instructs the Managing Director of City Property (Glasgow) LLP to negotiate the terms and conditions of the disposal; and
4. notes that the appropriate authority will be sought for the approval of agreed terms and conditions.

Ward No(s): 16 – Canal

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: 17 September 2026

Subject: Authority to negotiate the off-market disposal of ground adjacent to 11 Cromer Gardens, Glasgow G20 9JQ to Zoe Bartliff and Kenneth Anderson.

1. Description

- 1.1 The subject comprises land adjoining 11 Cromer Gardens in the Ruchill area of Glasgow, as shown outlined and hatched black on the enclosed plan. The subject is located approximately 3.7 miles north of Glasgow City Centre.
- 1.2 The subject forms an area of grassed amenity ground and extends to 0.03 hectares (0.07 acres) or thereby.

2. Planning

- 2.1 The [Glasgow City Development Plan](#) was adopted on 29 March 2017. The new local development plan replaces 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 types of development. Instead, overarching policies CPD1 Placemaking and CDP 2 Sustainable Spatial Strategy encourage development to be informed by a placed base approach.

3. Background

- 3.1 The subject land was previously a children's play area located within a housing estate. In 2004 a planning application was submitted on behalf of the residents to remove the play equipment and replace with soft landscaping to combat anti-social behaviour in the vicinity of the play area.
- 3.2 Following a request from the previous owners of 11 Cromer Gardens, a small area of the subject land extending to 0.01 Hectares (0.02 Acres) was declared surplus in 2015. This was to accommodate an extension to the residential property, however this sale did not progress.
- 3.3 The property has subsequently been sold and the new owners, Zoe Bartliff and Kenneth Anderson requested to purchase the same area in order to extend the residential garden ground. The proposed purchasers were given the option to

include the remainder of the site of the former play park in the sale to avoid leaving Glasgow City Council with a small section of surplus land, which they agreed to. The total subject area is outlined and hatched black on the attached plan, the land extends to 0.03 hectares (0.07 acres).

- 3.4 The subject area was declared surplus on 20 August 2026, following the procedural non-operational process with no notes of interest being received.
- 3.5 City Property (Glasgow) LLP (City Property) was then instructed by Neighbourhoods, Regeneration and Sustainability (NRS) – Property and Consultancy Services to progress with the disposal of the subject to the owners of 11 Cromer Gardens and to negotiate the Heads of Terms for the disposal on the basis that the abovementioned authority is granted.
- 3.6 The City Administration Committee, at its meeting on [10 October 2019](#), approved a policy for off-market disposals. It is considered that the proposed disposal is compliant with 3.1.1 of the policy, “Disposal to an adjoining proprietor where there is good reason for considering such sales e.g. land for extending gardens, extensions to residential or business premises”.
- 3.7 Common good wording will be reported when the appropriate authority is sought for the approval of agreed terms and conditions.
- 3.8 Following authority to negotiate being granted, Heads of Terms will be negotiated by City Property to include conditions that will protect Glasgow City Council’s interest if the use is to change in the future. The appropriate authority will be sought for the approval of the agreed terms and conditions.

4. Purchaser

- 4.1. Zoe Bartliff and Kenneth Anderson.

5. Policy and Resource Implications

Resource Implications:

Financial: Authority to negotiate an off-market disposal will generate a capital receipt for the Council.

Legal: If approved, the legal team will need to conclude this transaction.

Personnel: No direct personnel issues.

Procurement: No procurement implications.

Council Strategic Plan: Grand Challenge 2: Enable staff to deliver essential services in a sustainable, innovative and efficient way for our communities.

Mission 1 - Create safe, clean and thriving neighbourhoods.

6. Recommendations

Equality and Socio-Economic Impacts:

Does the proposal support the Council's Equality Outcomes 2025-29 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. 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 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: Common good wording will be reported when the appropriate authority is sought for the approval of agreed terms and conditions.

Privacy and Data Protection impacts: No Privacy and Data Protection impacts identified.

That Committee:

- 6.1 notes the contents of this report;
- 6.2 approves in principle the off-market disposal of land adjacent to 11 Cromer Gardens, Glasgow, G20 9JQ, to Zoe Bartliff and Kenneth Anderson.
- 6.3 approves the Managing Director of City Property (Glasgow) LLP to negotiate terms and conditions of the disposal; and
- 6.4 notes that appropriate authority will be sought for approval of agreed terms and conditions.