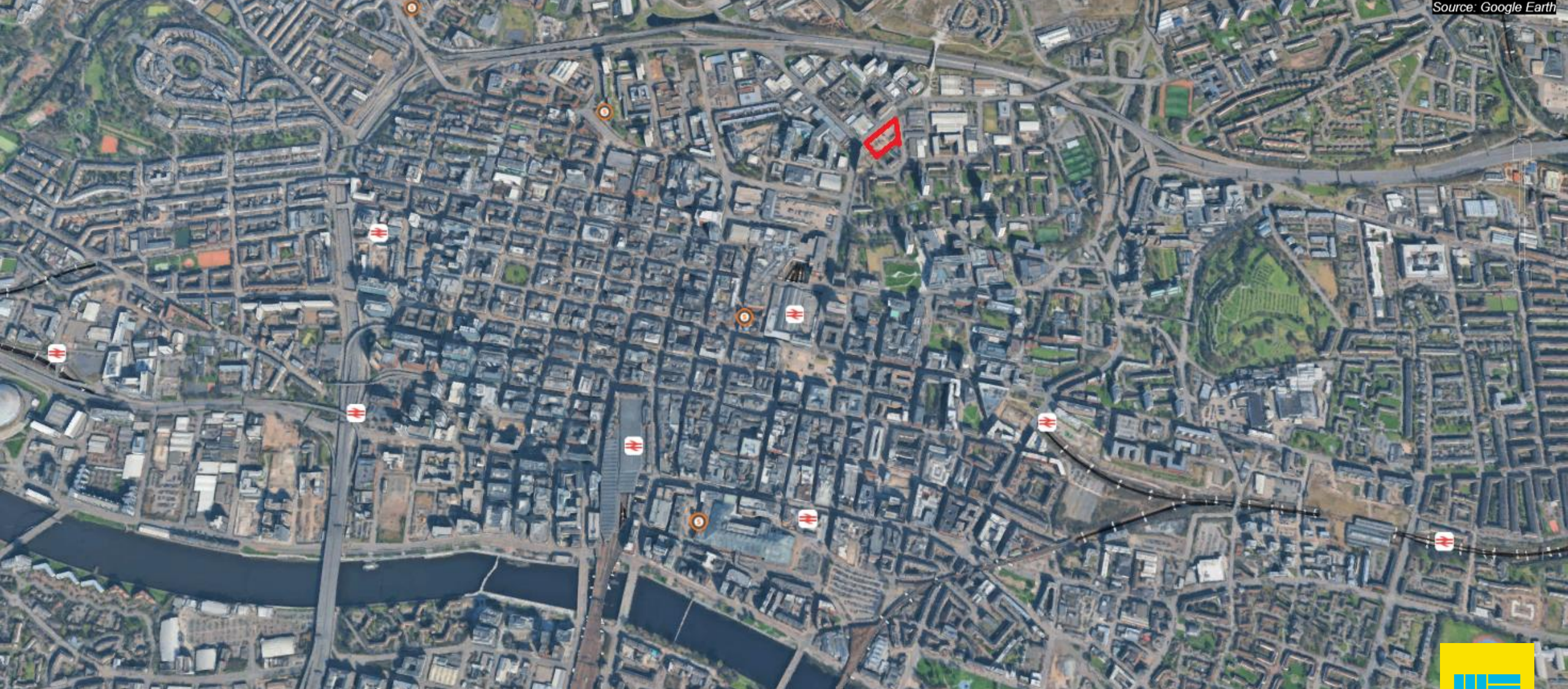




DEVELOPMENT SITE - FOR SALE

KYLE STREET / DOBBIE'S LOAN / COUPER STREET, GLASGOW

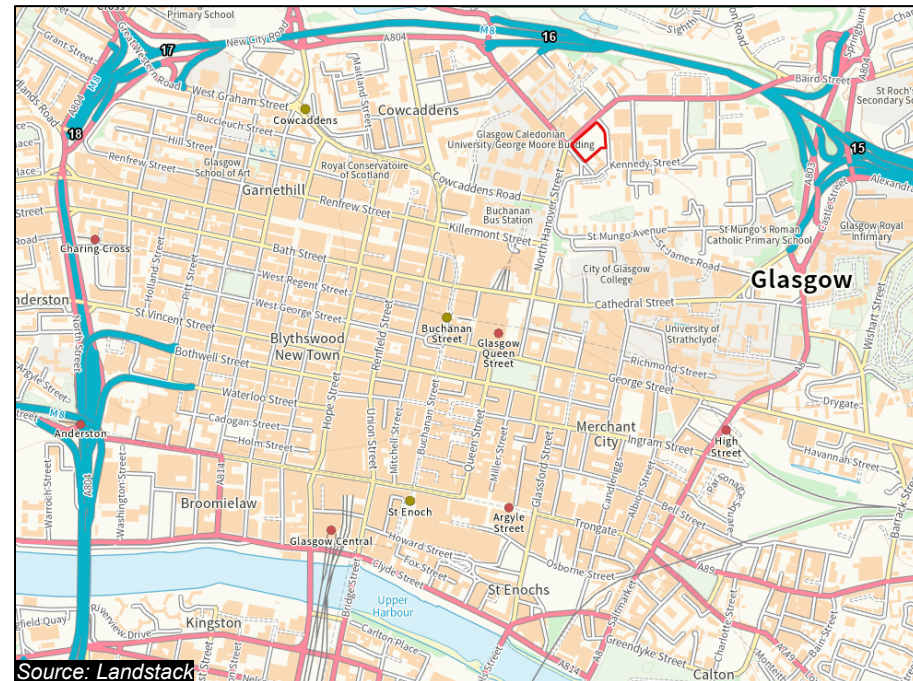


SUMMARY OF OPPORTUNITY

- Cleared brownfield site
- Secured by steel fencing
- Approximately 1.5 acres (0.61 hectares)
- Excellent location on north-east side of Glasgow city centre
- Close to Junctions 15 & 16 of M8 motorway, Buchanan Street bus and underground stations and Queen Street train station
- Mixed-use area including Glasgow Caledonian University (GCU), purpose-built student accommodation (PBSA), car dealerships, residential and industrial/commercial
- Potential for residential, PBSA, hotel, leisure, offices, car showroom, etc subject to planning permission
- Short-term use as a site compound, producing a monthly income of £6,000 (£72,000pa)
- Offers invited



Source: Landstack



Source: Landstack

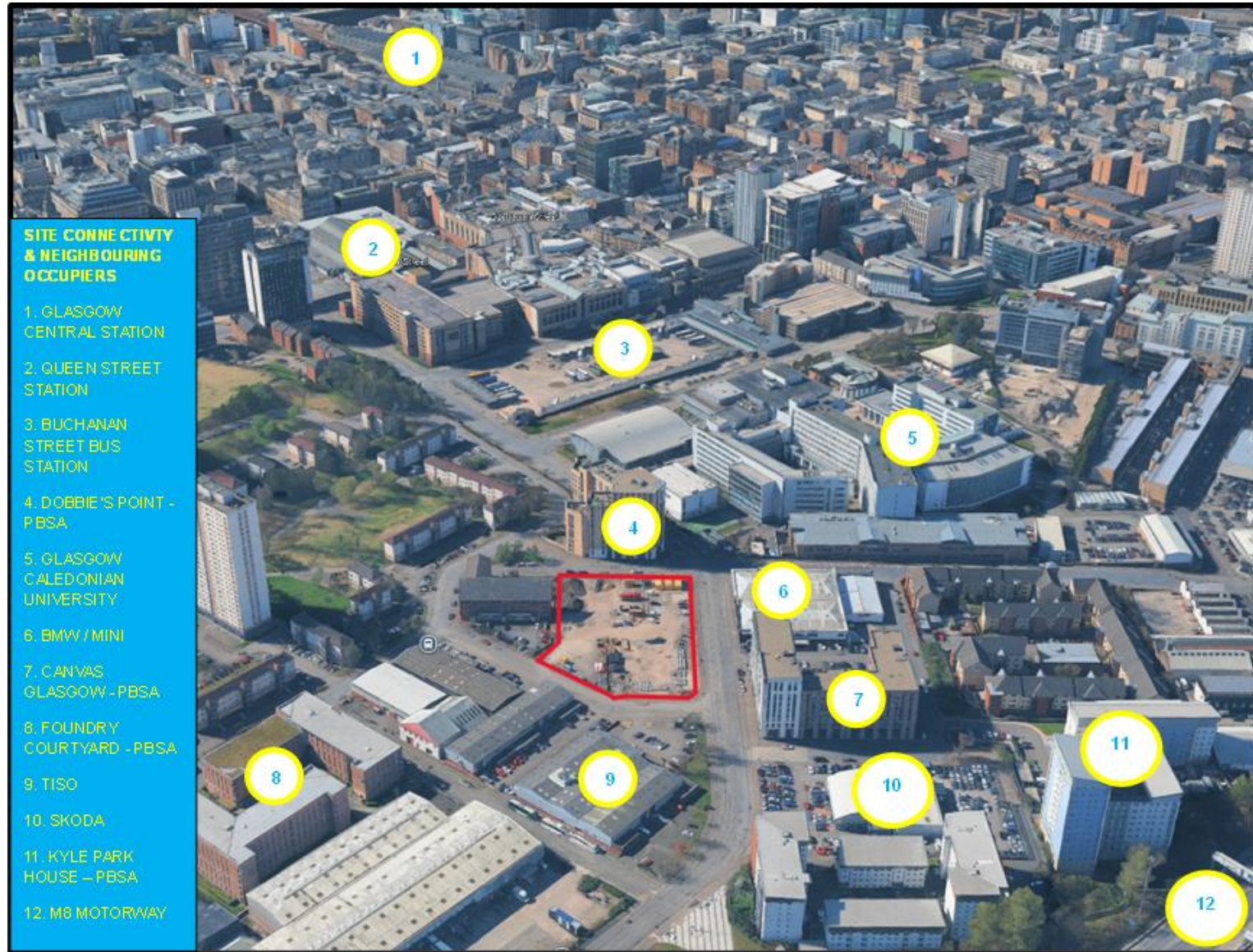
THE LOCATION

Glasgow is Scotland's largest city, with an estimated population of c.654,000 and over 1.2 million people living within the Greater Glasgow area. The City is situated in West Central Scotland along both banks of the River Clyde, approximately 45 miles west of Edinburgh.

Glasgow benefits from excellent road, rail and air communications. It is the main focus of Scotland's motorway network with the M8, M73, M74, M77 and M80 all converging on the city. Glasgow has two mainline railway stations: Central which provides intercity services to the main centres throughout the UK; and Queen Street which provides services to the major Scottish centres. Glasgow City Centre is also served by an underground system and the largest suburban rail network outside London. The City has an extensive local bus network with Buchanan Street bus station serving as the hub, and the Fastlink bus service has dedicated lanes for part of its route. Glasgow Airport offers year-round flights to domestic, European and long-haul destinations.

Glasgow's population grew by 15.0% between 2005 and 2025, compared with +8.5% for Scotland as a whole. The population profile is comparatively young by Scottish standards, with the 25-44 age cohort forming the largest segment of residents (35.0% compared with the Scotland figure of 26.1%). This group grew by 30.6% over the last 20 years, significantly more than Scotland as a whole (+1.0%). Glasgow also has the largest proportion in the wider 16-64 age group (71.0%) than any other local authority area in Scotland (63.2%), with this group growing by 21.1% over the last 20 years (Scotland +4.7%).

The city benefits from several universities and colleges, including the University of Glasgow, University of Strathclyde and Glasgow Caledonian University, which attract significant numbers of students and graduates. Glasgow City Council's City Centre Living Strategy aims to significantly increase city centre living over the coming decade, with an ambition to grow the city centre population from around 20,000 residents to approximately 40,000 by 2035.



THE SITE

The subject property lies on the north-east side of Glasgow city centre, with frontages to Kyle Street to the north-west, Dobbie's Loan to the south-west and Couper Street to the north-east. Vehicular access is currently from Couper Street via two access points. GCU's campus lies to the west, with the University's Caledonian Court student accommodation to the north-west. There are several private PBSA facilities in close proximity including Dobbie's Point (Student Roost, including Tesco Metro on the ground floor), Canvas Glasgow, Kyle Park House (Unite) and Foundry Courtyard (Prestige Student Living).

BMW & Mini car dealerships (Douglas Park) are to the north-west together with a Skoda dealership (Henry's) to the north. To the east are a variety of industrial/commercial buildings including Tiso's Glasgow Outdoor Experience and trade-counter units. There are 4-storey residential flats to the south.

Junctions 15 & 16 of the M8 motorway are a short distance to the north, Buchanan Street bus station is a short-distance to the south with Queen Street train station and Buchanan Street underground station beyond. The City's principal retail provision, including Buchanan Galleries Shopping Centre, Buchanan Street, Sauchiehall Street and Argyle Street, lie to the south-west.

Dobbie's Loan forms part of the 'Avenues' project, which is Glasgow City Centre's biggest upgrade in half a century. The Avenues programme will transform the city centre with more people-friendly spaces, safer streets for walking, wheeling and cycling, and better public transport links. It will cover locations across Glasgow City Centre and its fringes, creating a network of continuous pedestrian and cycle routes designed with people at the heart.

The works to Dobbie's Loan have seen improved road and widened pavement surfaces, a new pedestrian junction between Buchanan Bus Station and GCU, bi-directional and segregated cycle lanes to provide safer and more efficient routes for cyclists, new benches and improved junctions and crossings, the planting of new trees and rain gardens to enhance air quality, manage surface water/reduce flooding risk, and improve the area's look and feel. Kyle Street has also benefitted from an attractive new footpath and landscaping, adjacent to the property's boundary.



THE PROPERTY

The property comprises a cleared brownfield site, with a hardcore surface, extending to approximately 1.5 acres (0.61 hectares). The site is secured by modern steel fencing and vehicle gates and is currently in use on a temporary basis as a site compound (i.e. open storage and contractor parking).

The local topography slopes down gently from north-east to south-west.

The property is currently let to Wills Bros Civil Engineering Ltd on a short-term licence at a monthly rent of £6,000 (£72,000 per annum). Wills Bros are using the site as a compound in connection with the ongoing Avenues construction project. The licence is currently running on a month-to-month basis. Wills Bros are obliged to pay insurance premiums, rates and other outgoings.



PLANNING AND DEVELOPMENT

PLANNING POLICY

The site is allocated with the Glasgow City Development Plan (CDP - 2017) as being within the City Centre Strategic Investment Zone. This means that the site is suitable for a range of land uses that can support the further development and enhancement of the city centre area.

The property is located in an area of concentration for student accommodation in the Adopted Supplementary Guidance SG10: Meeting Housing Needs (2021). This means that there is a presumption against any additional PBSA accommodation within this identified area. The concern relates to the potential of further PBSA development undermining residential amenity. However, the site is situated immediately east of GCU's campus, and GCU would be happy to provide a letter of support or similar for any PBSA proposals.

The subsequent National Planning Framework (NPF4 - 2023) generally supports development on brownfield land and will inform the replacement the CDP for Glasgow which is under review. The Proposed Plan (draft CDP2) is due to be published shortly for consultation, with adoption scheduled for H2 2027 after an examination.

PLANNING HISTORY

Planning permission (Ref: 11/01633/DC) was previously granted in September 2011 over the north section of the site for a mixed-use development over 4-8 stories incorporating an academic teaching block with student accommodation and facilities, together with associated works including access and landscaping. The consent was renewed in December 2014 (Ref: 14/02213/DC) with minor variations, but is now time-expired.

OPPORTUNITIES

The site has potential to align strongly with NPF4's principles of sustainable, well-designed places and CDP's objectives for housing delivery, mixed-use development and placemaking.

The site benefits from strong links to public transport networks (bus, rail and underground) together with the new Avenues infrastructure, which will enhance walking and cycling routes, improve links with public transport facilities and introduce attractive landscaping.

There is potential for a range of uses on the site including residential (market sale, build-to-rent and/or co-living), PBSA, hotel, leisure, offices, car showroom, etc subject to planning permission.



Source: Google Earth



Source: VU.CITY. Indicative massing

FURTHER INFORMATION

TENURE

Heritable ('ownership'), the Scottish equivalent to English freehold.
Title Nos: GLA198463 and GLA202146.

VAT

This property has not been opted for VAT.

METHOD OF SALE

Offers are invited for the heritable ('ownership') interest in the property. A closing date may be set, so parties are encouraged to register interest with the sales agents.



FOR FURTHER DETAILS AND VIEWING ARRANGEMENTS PLEASE CONTACT:



KEITH HUTCHISON

PARTNER

T 07867 655 594

E KEITH.HUTCHISON@MONTAGU-EVANS.CO.UK



EUAN JARVIS

GRADUATE SURVEYOR

T 07385 504 825

E EUAN.JARVIS@MONTAGU-EVANS.CO.UK

Misrepresentation Act 1967

Montagu Evans LLP for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

- (i) The particulars are set out as a general guideline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract.
- (ii) All descriptions, dimensions, references to condition and necessary permissions of the use and occupation, and other details are given in good faith without responsibility whatsoever and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) Neither Montagu Evans LLP nor their employees have any authority to make or give any representation or warranties whatsoever in relation to the property.
- (iv) Unless otherwise stated, all prices and rents are quoted exclusive of VAT and intending purchasers or lessees must satisfy themselves independently as to the applicable VAT position.
- (v) All plans and maps contained within these particulars have been extracted from Landstack and are provided for identification purposes only. Whilst believed to be correct, their accuracy is not guaranteed, and they should not be relied upon for measurement or boundary determination.

August 2026