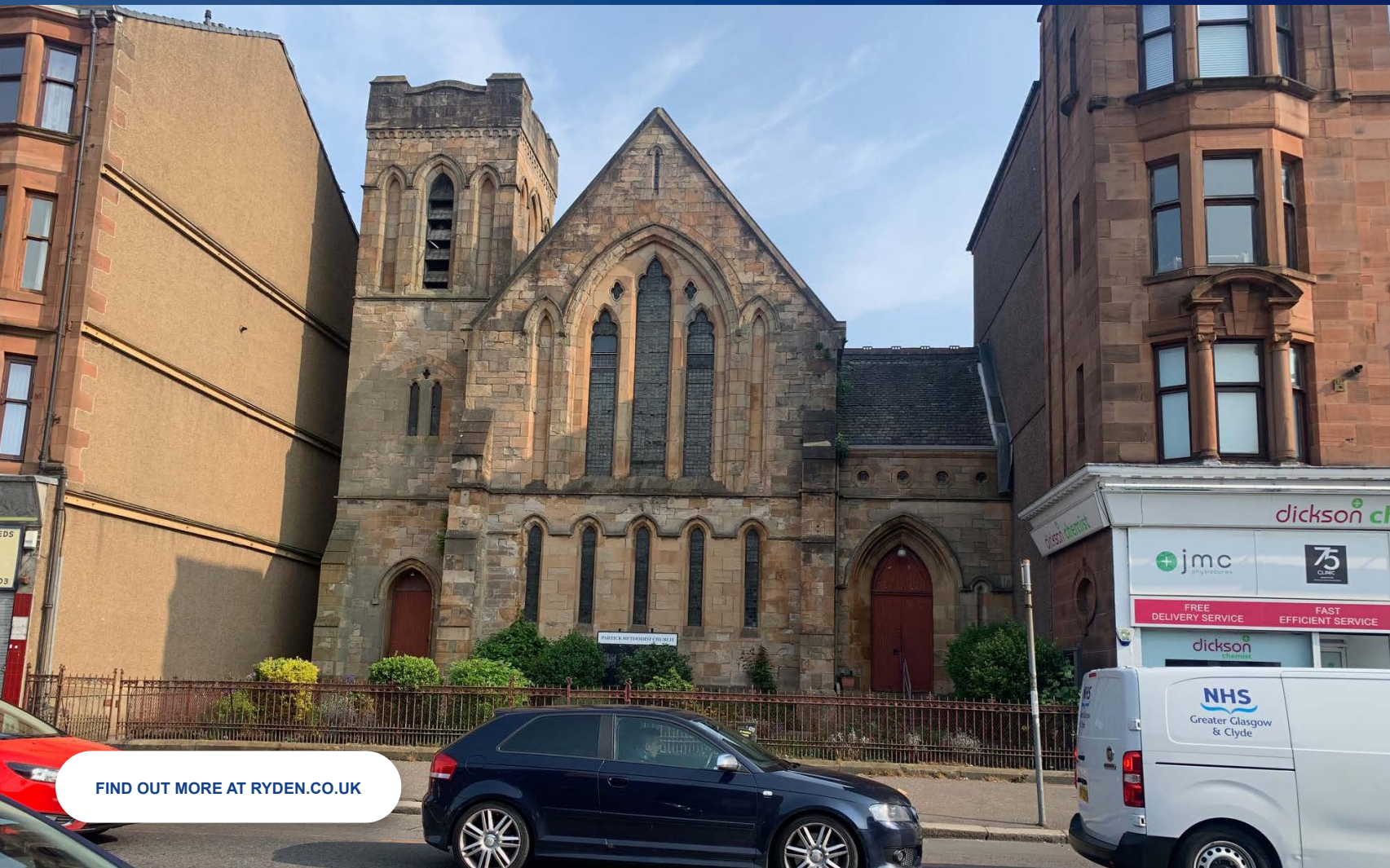


Ryden

FOR SALE

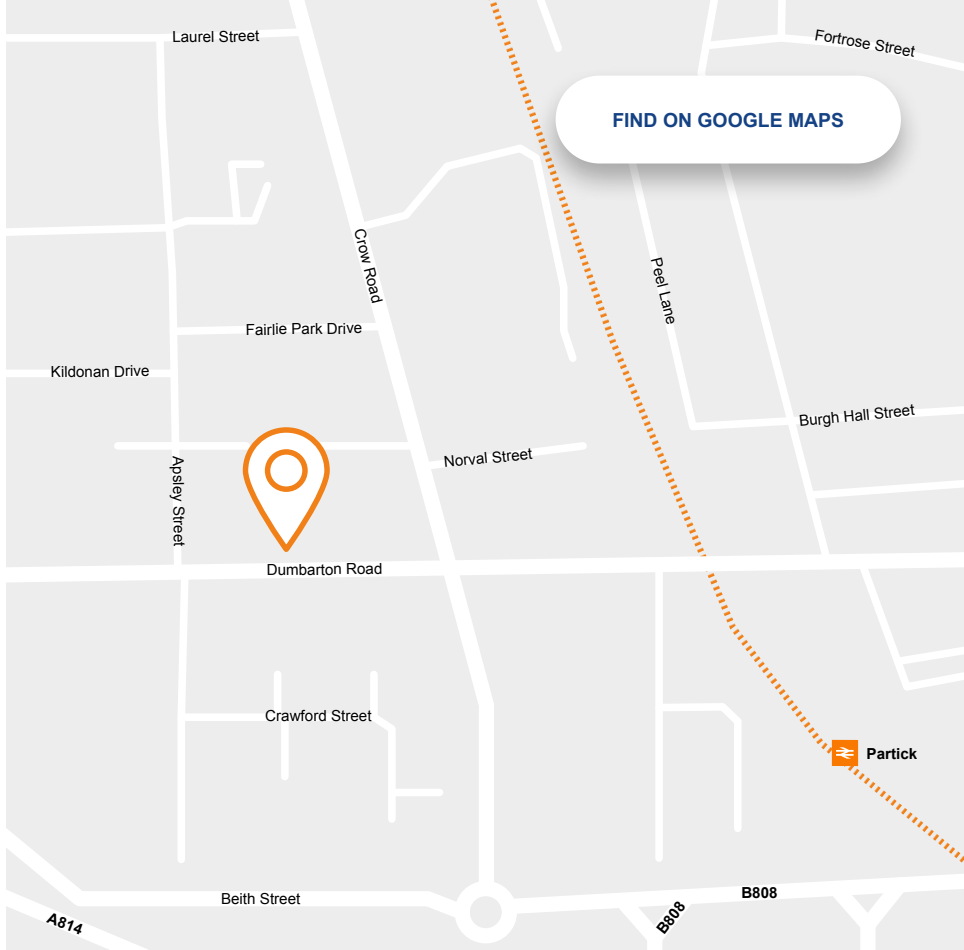
PRIME DEVELOPMENT
OPPORTUNITY
0.217 ACRES



524 DUMBARTON
ROAD
GLASGOW
G11 GSN

DEVELOPMENT LAND
WITHIN A HIGHLY
POPULAR AREA OF
GLASGOW'S WEST END
EXCELLENT PUBLIC AND
PRIVATE TRANSPORT
CONNECTIONS

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



OPPORTUNITY

An opportunity to acquire development land within a highly popular area of Glasgow's West End. 524 offers the chance to bring forward private flatted development or student accommodation subject to planning.

LOCATION

The property fronts Dumbarton Road close to its junction with Crow Road and the area benefits from a wide range of amenities close at hand and excellent public and private transport connections. Rail and underground stations are a short walk and there are segregated cycle lanes connecting with the City Centre and beyond. The Clydeside Expressway is within 500 hundred metres. In addition, the Glasgow University campus is within a few minutes' walk and there is a wide offering of restaurants, bars and shops in the surrounding area. The Crow Road shopping centre is just around the corner and provides both a Sainsburys and M&S Food.

DESCRIPTION

The site has a church erected upon it which is not listed and is not within a conservation area. Engagement with the planners has found them supportive of redevelopment and a demolition consent was granted in 2019.

There is an additional area of land to the rear which is owned by Glasgow City Council. This would allow a greater number of units to be developed and we are advised the Council is amenable to a sale and its inclusion in a larger development subject to the agreement of terms.

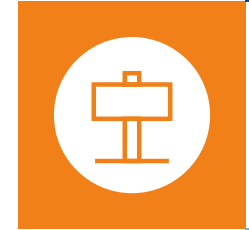
TECHNICAL INFORMATION

The demolition consent is available to download from the Ryden website and additional information will be made available to interested parties.

METHOD OF SALE

Offers are invited for our client's heritable interest.

Parties should note interest with Ryden in the first instance in order to be kept informed of any closing date and also to arrange an inspection or meeting to discuss the opportunity in detail.





FOR SALE

**PRIME
DEVELOPMENT
OPPORTUNITY**
0.217 ACRES



**524 DUMBARTON
ROAD
GLASGOW
G11 GSN**

GET IN TOUCH

Please get in touch with our selling agent for more details.

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Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility 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) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. July 2023

