

Prime Development Opportunity

34 DARNLEY GARDENS, POLLOKSHIELDS GLASGOW, G41 4NW

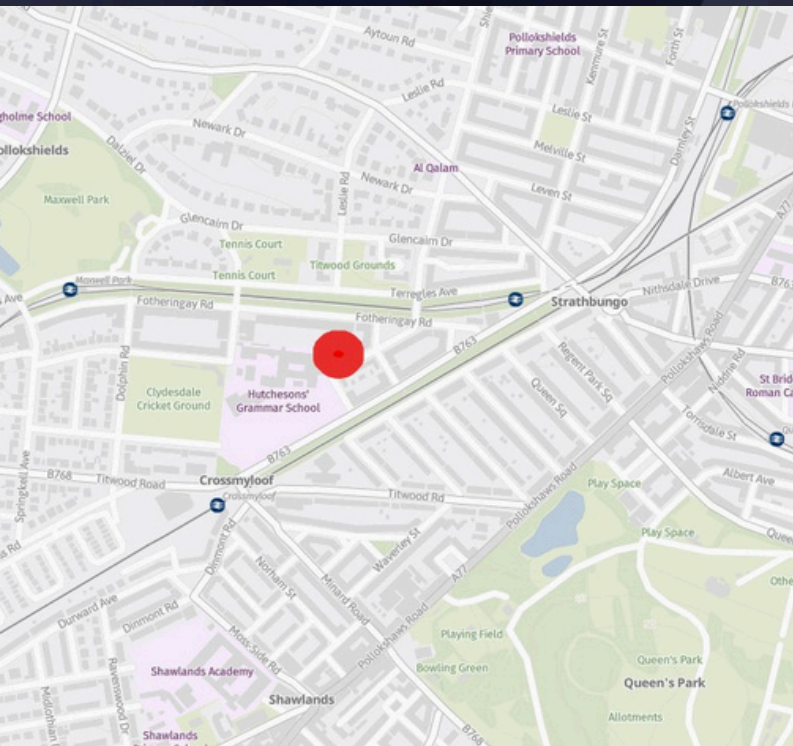
EXISTING HOUSE AND LAND SUITABLE FOR DEVELOPMENT SUBJECT TO PLANNING CONSENT



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KEY HIGHLIGHTS

- Residential development opportunity featuring an existing two-bedroom house.
- Located in desirable South Side locale of Pollokshields.
- Excellent public transport connections in the immediate vicinity.
- Site extends to approximately 0.42 acres.



LOCATION & CONNECTIVITY

The site is located in Pollokshields, a desirable residential suburb situated 3 miles to the south of Glasgow City Centre. The area is typically characterised by traditional sandstone villas and tenement buildings and is well located for access to some of the key thoroughfares in the South Side of the City to include Shawlands, Strathbungo and Langside which offer a lively food and leisure offering as well as an array of independent boutiques. A wide range of supermarkets are within convenient access of the site to include Morrisons, Sainsbury's Local and Lidl. Silverburn Shopping Centre is located 3.5 miles to the south west of the site and includes a wide range of national operators including Marks & Spencer, Tesco, Harrods Beauty, Next and Zara.

The location benefits from excellent transport connections with 3 train stations located within 0.4 miles of the site with both Strathbungo and Crossmyloof Stations lying to the east and southwest, respectively. These provide direct connections to Glasgow Central Station with journey times of approximately 8 minutes. Access to the motorway network is via Junction 1 of the M77, located 2 miles to the west at Dumbreck. Regular bus services are available on the B763/ Darnley Road.

Pollokshields benefits from convenient access to a range of recreational parks and facilities, with Pollok County Park, Queens Park and Maxwell Park lying within 0.5 miles of the site. In addition Bellahouston Park which is host to a range of annual cultural events and concerts is circa 1.5 miles from the site.. Haggs Castle, Cowglen and Pollok Golf Clubs are located within a 2 mile radius of Darnley Gardens.



DESCRIPTION

The property currently comprises a 2 bedroom residential dwelling set within an enclosed garden together with ground currently used as tennis courts. The site extends to a total area of 0.42 acres. The existing dwelling extends over 2 storeys and has an approximate floor area of 1,011 sq. ft.

Pedestrian access to the site is taken from Darnley Gardens. The site is bounded to the north and east by neighbouring residential uses, whilst the south is bounded by Darnley Gardens. The west of the site is bounded Hutchesons' Grammar School.

PLANNING

The site is covered by the Glasgow City Council Local Development Plan and has no specific allocation. Redevelopment proposals will require to comply with local planning policies. The eastern section of the site lies within the Pollokshields East Conservation Area.

EPC / HOME REPORT

The existing residential dwelling has an EPC Rating of 60 (D).

A Home Report for the existing dwelling is available upon request.

Please note that this does not include value associated with the development land outwith the residential dwelling.

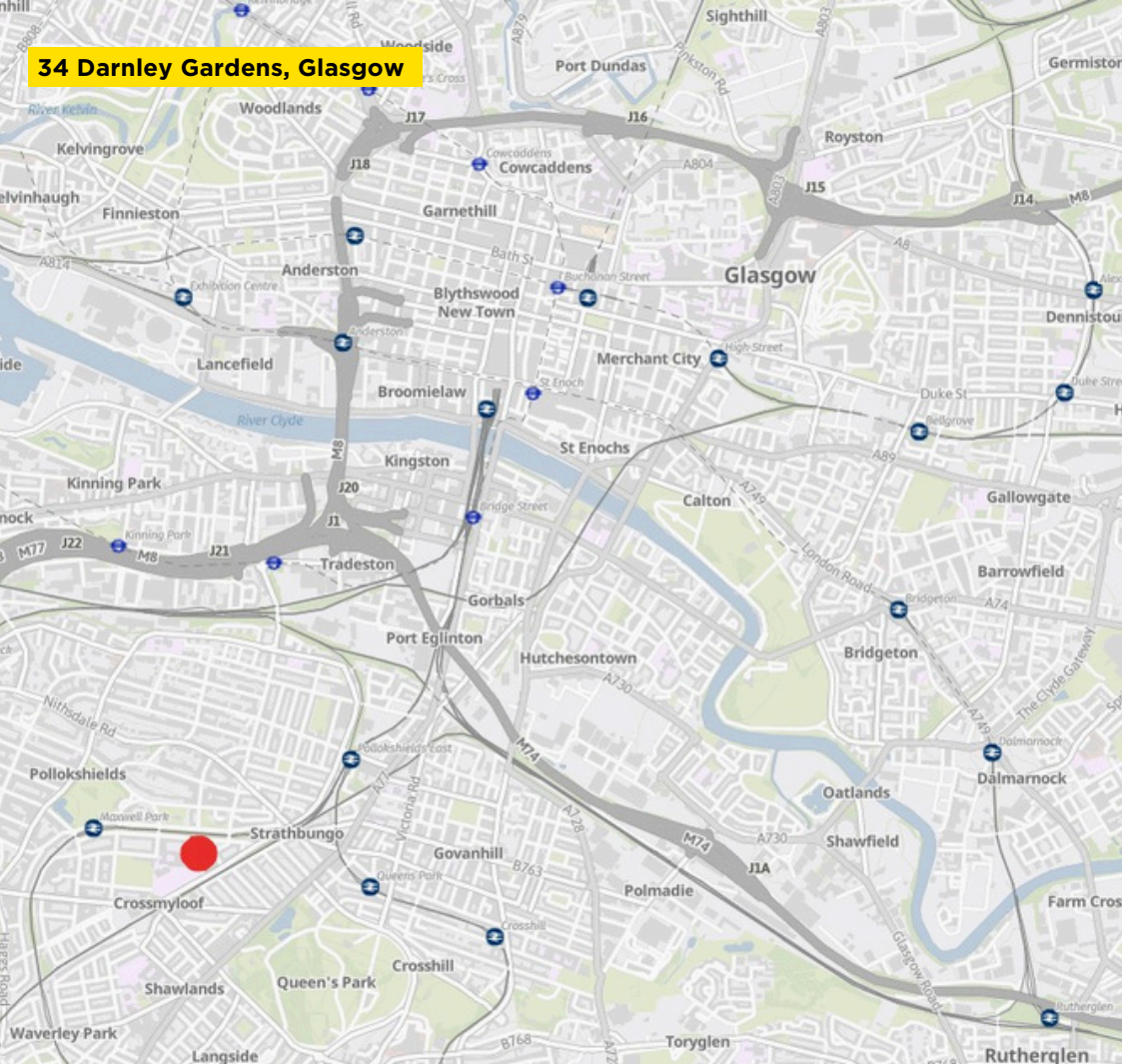
COUNCIL TAX BAND

According to the Scottish Assessors Portal the existing dwelling Council Tax Band has a 'D' Rating.

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TITLE

The Heritable Interest (Scottish equivalent of English Freehold) in the site is offered for sale.

We would highlight that interested parties are required to satisfy themselves on all aspects of the Title.

Parties should note interest with Savills in the first instance in order to be kept informed of any updated information.

Whilst fully intending to sell, the Seller is not obliged to accept the highest or indeed any offer to the site.

TENANCY

The residential dwelling is currently let.

Further information is available on request.

VIEWINGS

Viewings at the site are strictly by appointment only via the Selling Agents.

FURTHER INFORMATION

Please contact the selling agents for supporting information.

VAT

All offers should be quoted exclusive of VAT which may be payable.

CONTACT

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