



# Complete Town House for Refurbishment

4 Woodside Terrace, Glasgow, G3 7UY





- Stunning complete townhouse over 4 floors
- Perfect for a single dwelling, subject to planning.
- Planning granted for 2 duplex apartments
- Listed building consent granted for duplexes
- 4 secure private parking spaces to the rear
- Stunning reception hall
- Beautiful period features throughout
- Southerly panoramic views over the city
- Access to communal “pleasure gardens”

### Situation

Woodside Terrace, constructed circa 1860, is an historic terrace in the heart of the popular Park area. Similar to Edinburgh's New Town, the area has evolved to be the established prime residential location of Glasgow.

Nearby, Park Quadrant has set the highest sales rates ever seen in the city.

The Park area is within easy reach of Glasgow's city centre, Finnieston, Glasgow University, Kelvingrove, Gibson Street, Charing Cross and the M8.

Kelvinside Academy, Glasgow Academy, St Aloysius Academy and Hillhead Primary are nearby.





The Park area has tremendous local amenities including restaurants, shops and leisure facilities. The Western and Arlington Baths are close by.

4 Woodside Terrace itself occupies an elevated position providing superb panoramic views south of the city and onto the well-maintained secure amenity gardens, which the occupants of the property have the right to use.

### Description

Spanning four floors and with private gardens opposite and parking to the rear, 4 Woodside Terrace is a traditional Category A Listed terraced building. Extensively refurbished in 1996 and most recently used as offices, the property has retained many stunning characteristics of the Victorian era with high ceilings, decorative cornicing, large windows, beautiful fireplaces and a magnificent entrance hall. These features make the opportunity to return the property to residential use an incredibly appealing proposition.

To the rear of the property is an enclosed courtyard accessed via a secure fob activated electric roller door. There is a small patio/terrace area to the front.

Planning permission has been granted for conversion of the property into two duplex

apartments, although plans have also been drawn up for a single residential home (not submitted for planning). Listed Building consent has also been granted although at this stage building warrants have not yet been acquired.

### General Remarks

#### Fixtures and Fittings

The property will be sold as seen

### Planning Permission Details

The property is a Category A Listed building and is located in the Park Conservation Area. Any development proposals will require to comply with the relevant planning policies contained within City Plan 3, Glasgow City Council's adopted local development plan. Relevant policies include, but are not limited to, CDP1: Placemaking Principle, and CDP2 Sustainable Spatial Strategy along with supplementary planning guidance including SG9 Placemaking in relation to residential use and SG9 Historic Environment.

### The following applications have been made and approved.

Planning permission application number 19/000126/Full  
Listed Building Approval 19/00079/LBA



**Legal Costs**

Each Party will be responsible for their own legal costs incurred with the ingoing purchaser responsible for any LBTT, Recording dues and VAT applicable.

**VAT**

We note that the subjects have been elected for VAT and that VAT will be payable on the purchase price. However, there is an occupational lease in place at present and therefore an opportunity to purchase the property as a TOGC albeit that lease will end before settlement. Subject to the usual conditions being met, no VAT would then be payable.

**Rateable Value**

The subjects are entered in the valuation roll with rateable value of £46,500.

**Services**

The property is connected to all mains services

**Servitude rights, burdens and wayleaves**

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

**Possession**

Vacant possession and entry will be given on completion.

**Offers**

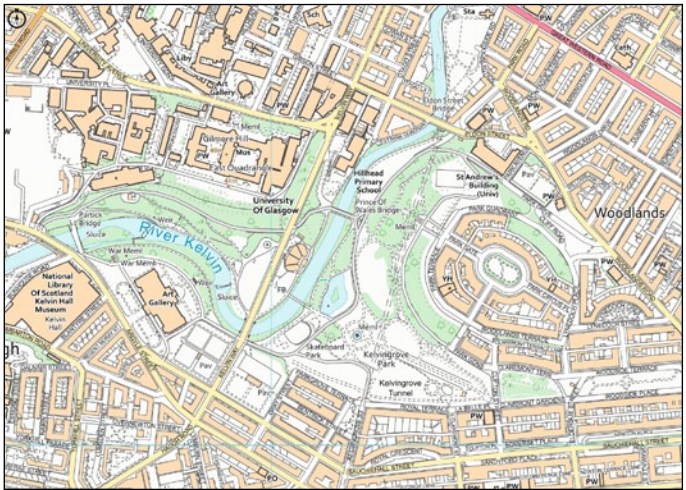
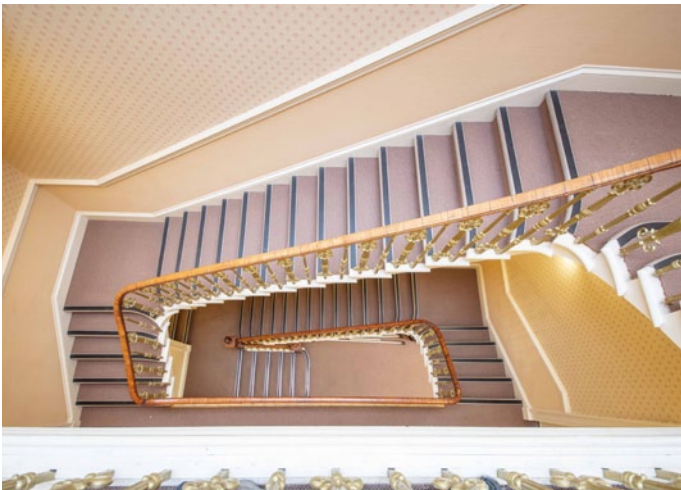
Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

**Viewing**

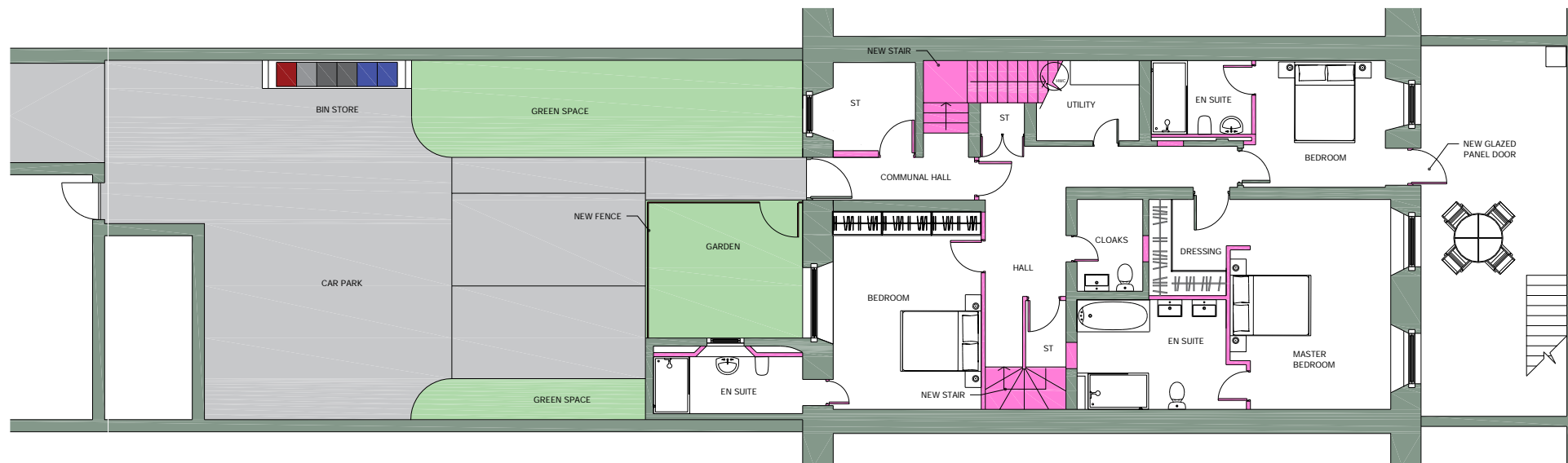
Strictly by appointment with Savills - 0141 222 5875





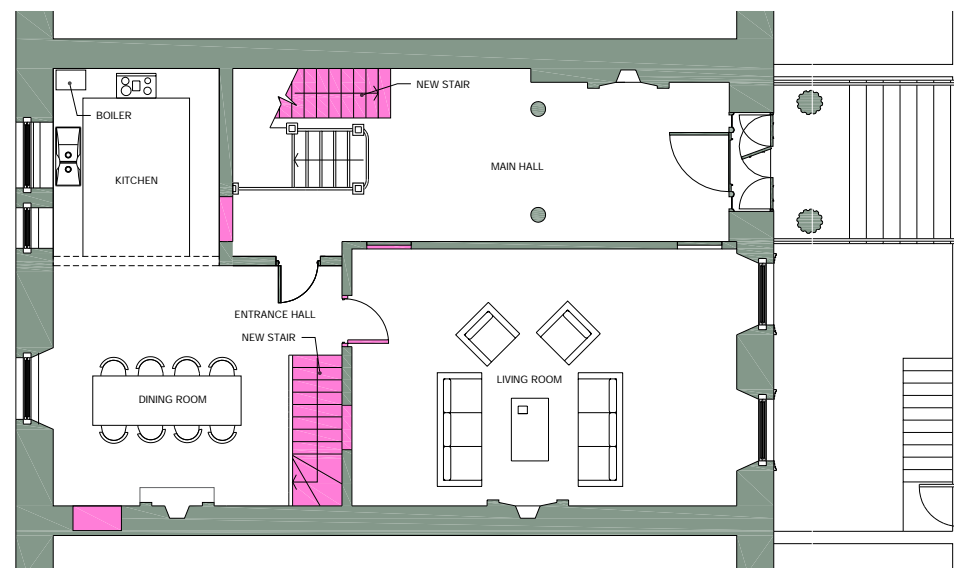






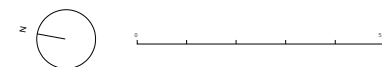
BASEMENT PLAN AS PROPOSED  
1/50 @ A1

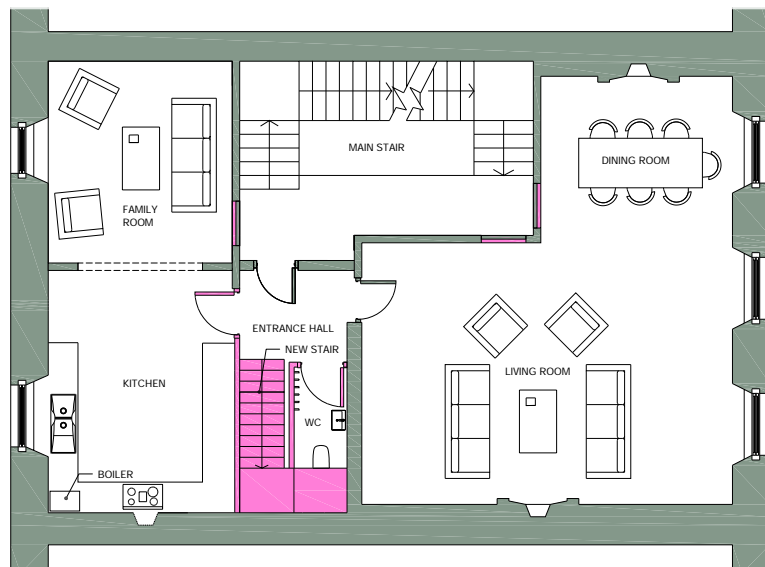
## LOWER DUPLEX



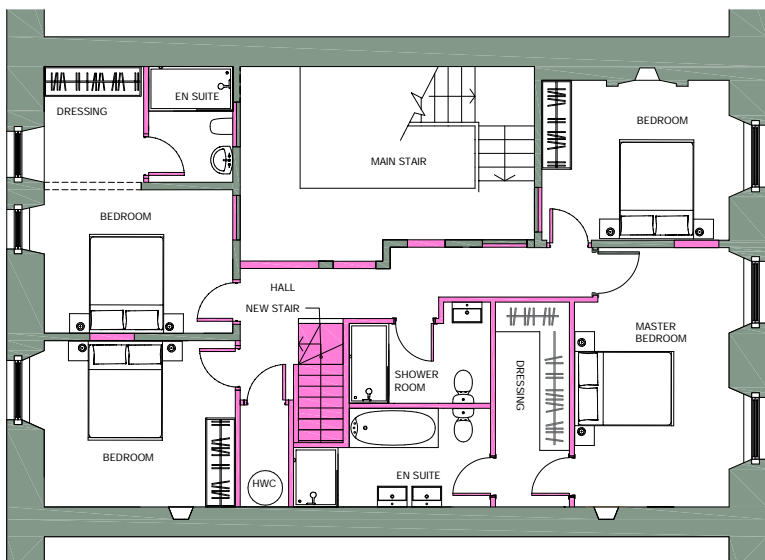
GROUND FLOOR PLAN AS PROPOSED  
1/50 @ A1

■ New Works  
□ Downtakings



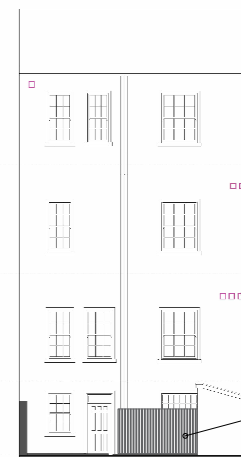


FIRST FLOOR PLAN AS PROPOSED  
1/50 @ A1



SECOND FLOOR PLAN AS PROPOSED  
1/50 @ A1

2F  
1F  
0F  
B



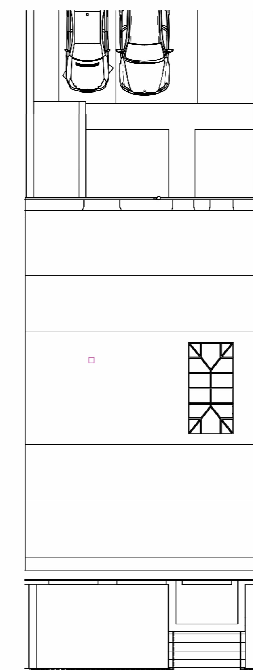
New Extracts and Vents



New Hit and Miss Timber Fence

ELEVATIONS AS PROPOSED 1/100

## UPPER DUPLEX



ROOF PLAN AS PROPOSED 1/100



New Works



Downtakings

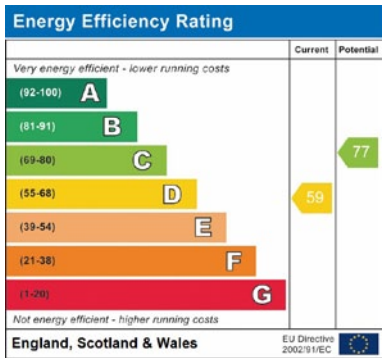
4 Woodside Terrace, Glasgow, G3 7UY  
Total internal area (approx) 500.3 sq. metres (5385.6 sq. feet)



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