FOR SALE

RESIDENTIAL DEVELOPMENT SITE
PLANNING CONSENT FOR 206 UNITS



3-17 Old Shettleston Road and
567 Shettleston Road, Glasgow G32 7ES

- Site extending to approx 8Ac / 3.23Ha
- Demolition complete to majority of site
- Potential to buy in adjacent site to east, approx 1.8Ac / 0.73Ha
- Planning consent issued for 206 units - Planning Application No. 23/000794/ful
- Short-term income of £43,007.16 - see **Appendix 1**

Denwolf ASSET MANAGEMENT

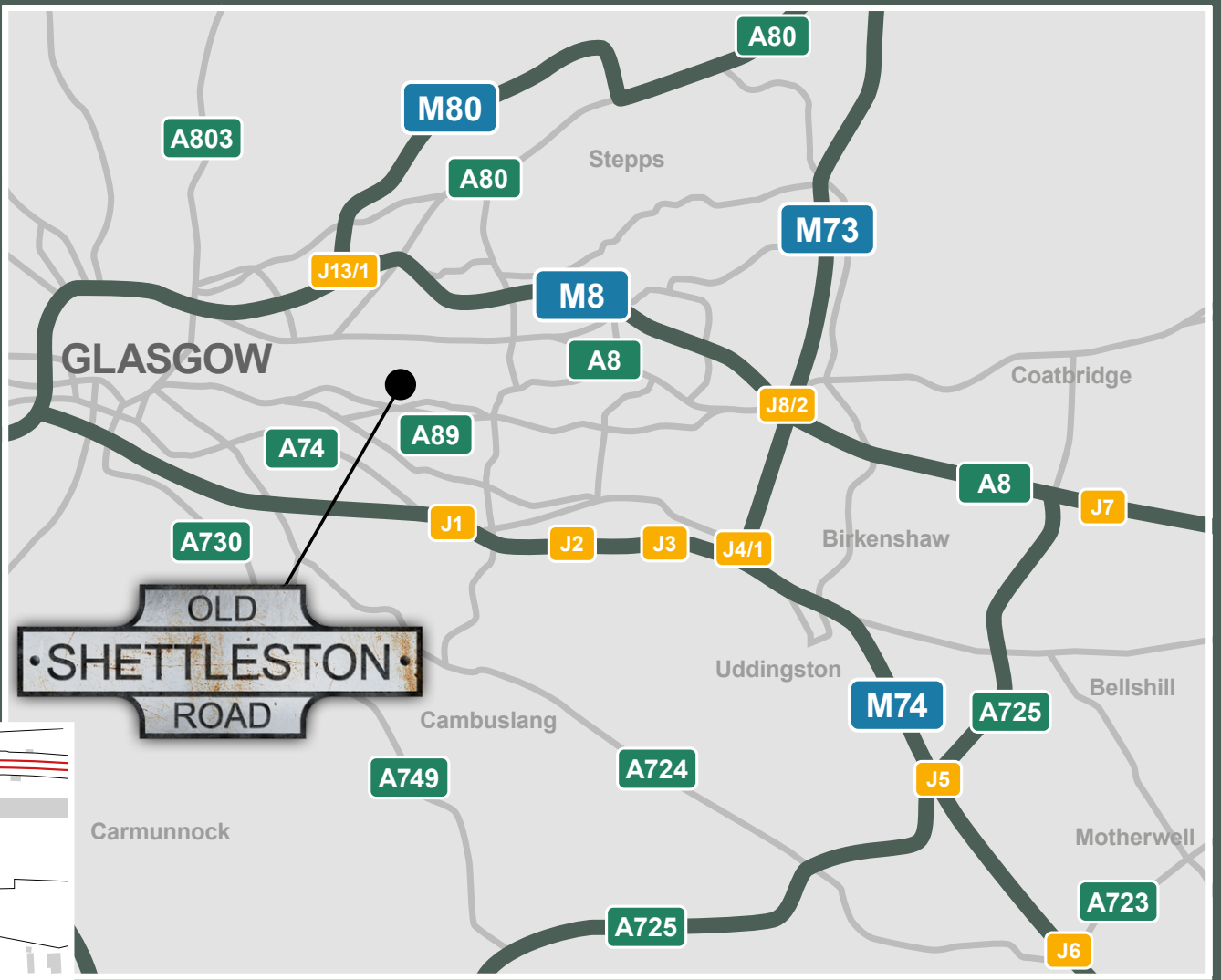
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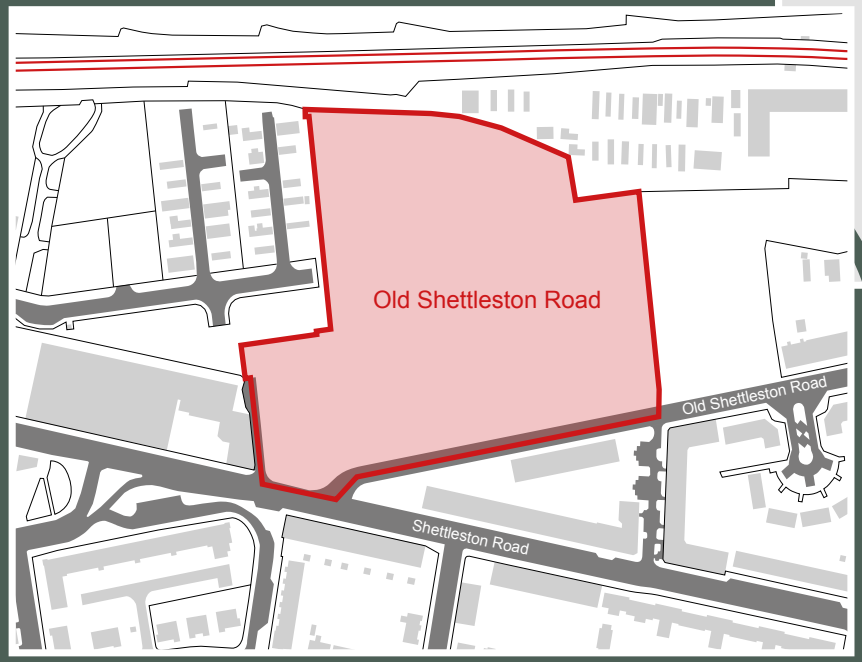
Location

Very prominently situated at 3-17 Old Shettleston Road and 567 Shettleston Road (A89). Shettleston lies within the Glasgow City Boundary, approximately 3 miles East of the City Centre.

The site is well served by public transport including bus routes along Shettleston Road, East towards Lanarkshire and West towards Glasgow City Centre. Carntyne Railway Station is only a 5 minute walk with trains to Glasgow taking a few minutes and direct trains to Edinburgh about an hour.

Glasgow is Scotland's largest city with a population of circa 630,000.





Description

A former food processing plant which has been demolished and a terrace of industrial units on short term leases to provide a total site area of circa 8Ac (3.23Ha). Short-term income of £43,007.16, see **Appendix 2** for tenancy details.

Planning

The site benefits from a resolution to grant planning permission for a residential development with associated landscaping, parking and access. The proposal is for 206 units with a mix of one, two, three and four bed accommodation. The permission is subject to the conclusion of a S75 legal agreement related to the expected greenspace shortfall for the site. This amounts to a payment of circa £219,000, payable in phases (site start and first occupation).

The development is a mixed flatted and terraced housing layout with a significant amount of onsite amenity space and children's play to the north of the housing. The site is in close proximity to Carntyne train station (less than 5 mins walk) and situated on one of the main bus corridors into and out of Glasgow.

See Appendix 1 for Accommodation Schedule.

Planning Portal
Click here for more information



Technical Information

Technical information is available to interested parties. Most information is available on the Planning Portal.

Planning Portal

Click here for more information

Offers

We are inviting offers for the heritable interest in the site which should be submitted to the sole selling agents, Denwolf Asset Management. Any offers should specify any conditions and expected timescales. Please register interest with the selling agent in order to be kept advised of any closing date etc.

Anti Money Laundering (AML)

Information will be required from the successful bidder to satisfy the AML regulations.

Further information

Please contact the selling agent.



Denwolf ASSET MANAGEMENT

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March 2026

Appendix 1
Accommodation Schedule

West Block Flats				
Level	**1B / 2P**	**2B / 4P**	**3B / 5P**	**4B / 7P**
Ground	14	6	0	0
1st Floor	5	15	0	0
2nd Floor	5	15	0	0
3rd Floor	5	15	0	0
4th Floor	1	2	0	0
5th Floor	1	2	0	0
Whole Block	31	55	0	0
Total Dwellings				**86**
Total Occupancy				**282**

East Block Flats				
Level	**1B / 2P**	**2B / 4P**	**3B / 5P**	**4B / 7P**
Ground	16	10	0	0
1st Floor	5	21	0	0
2nd Floor	5	21	0	0
3rd Floor	5	21	0	0
4th Floor	1	0	0	0
5th Floor	1	0	0	0
Whole Block	31	73	0	0
Total Dwellings				**104**
Total Occupancy				**354**

West Block Terraced Houses				
Level	**1B / 2P**	**2B / 4P**	**3B / 5P**	**4B / 7P**
Ground + 1st	0	0	9	0
Ground + 1st + 2nd	0	0	0	1
Whole Block	0	0	0	0
Total Dwellings				**10**
Total Occupancy				**52**

East Block Terraced Houses				
Level	**1B / 2P**	**2B / 4P**	**3B / 5P**	**4B / 7P**
Ground + 1st	0	0	6	0
Whole Block	0	0	6	0
Total Dwellings				**6**
Total Occupancy				**30**

Total Dwellings Overall	**206**
Total Occupancy Overall	**718**

Mix	**1B / 2P**	**2B / 4P**	**3B / 5P**	**4B / 7P**
No	62	128	15	1
% of Total	30.1%	62.1%	7.3%	0.5%

Appendix 2
Tenancy Schedule

Units		Weekly	Per Annum
A & B	Bryan Edward Orr	£100.00	£5,200.00
C	Robert Haldane	£40.00	£2,080.00
E, F & G	David Frame - Beat It Drum & Music School	£110.00	£5,7200.00
H	Sunny Ahmed - City Printing	£60.00	£3,120.00
I	Martin Hume - M1 Flooring	£60.00	£3,120.00
J	Azeem Ahmed - Executive Detailing	£80.00	£4,160.00
K & L	Bryan Edward Orr	£80.00	£4,160.00
M	Alex Hendry	£0.00 *	£0.00
N	Martin Murphy - Attic Recordings	£50.00	£2,600.00
O	Sean Welsh TA Sean's Garage	£100.00	£5,200.00
P	Telecoms Mast - EE	£1,911.79 **	£7,647.16
			£43,007.16

** Free accommodation in return for maintenance services*

*** Pays quarterly*

OLD SHETTLESTON ROAD