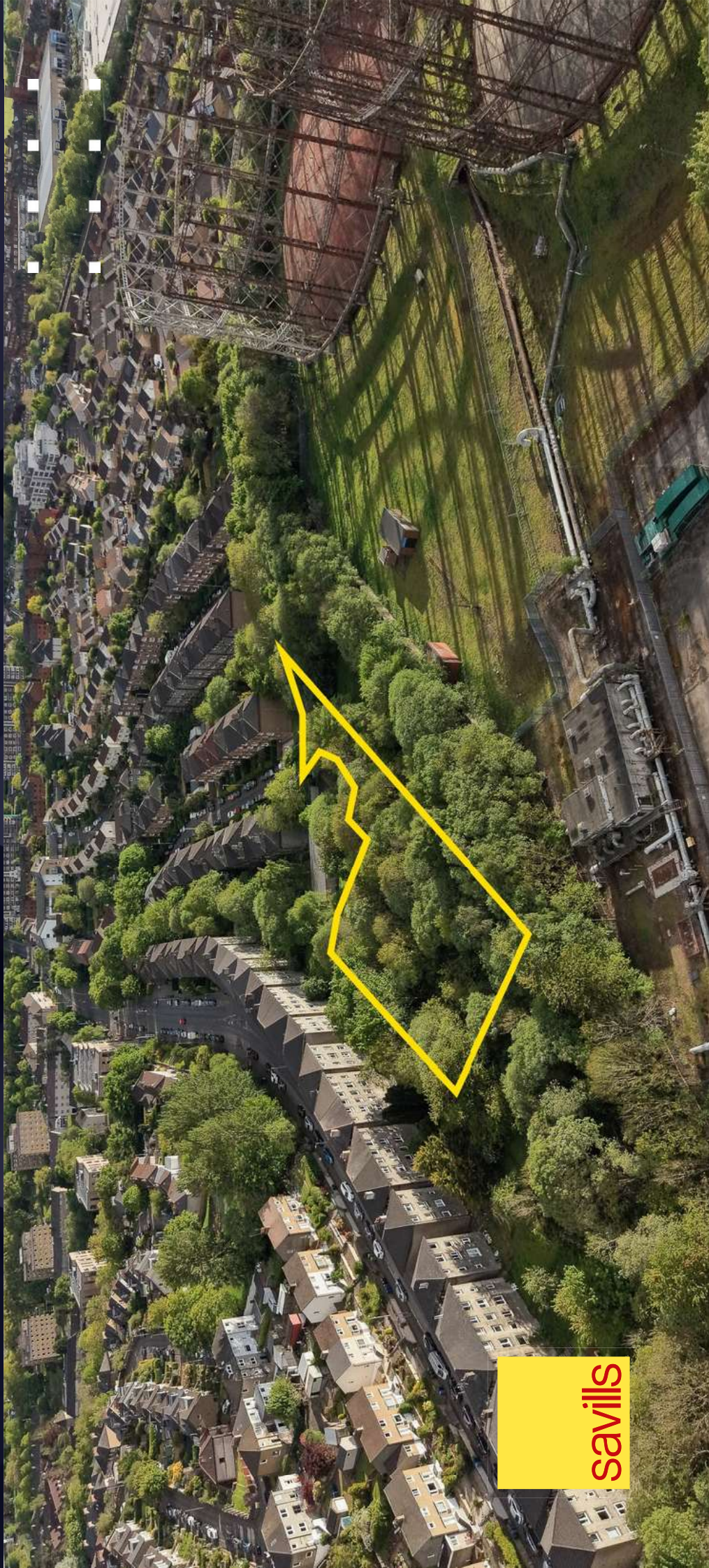


Development Opportunity

RIPON DRIVE, GLASGOW, G12 0DY

Residential Development Opportunity Subject to Planning Consent



savills

LOCATION

The site is located in Kelvindale, a well established residential locale in the West End of Glasgow.

Ripon Drive lies to the north side of Great Western Road (A82) which forms a key route through the West End, connecting to Anniesland Cross and is ideally located for access to Glasgow City Centre and the wider Central Belt.

The West End of Glasgow is home to the renowned University of Glasgow which lies 2 miles to the south east of the site. The University is currently undergoing the biggest educational infrastructure project in Scotland's history with a £1bn investment programme currently underway.

The location provides a range of retail provision available on Great Western Road and Byres Road which provide a wide array of cafes, bars, restaurants and independent shops.

Major supermarkets in the area include Morrisons, Lidl and M&S Foodhall which are approximately 0.80 miles from the site as well as national operators including, Costa Coffee and Greggs.

Anniesland and Kelvindale Train Station are within c. 0.6 miles of the site and provide frequent links into the city, with Glasgow Queen Street accessible in approximately 14 minutes.

Regular bus services are available on Dorchester Avenue. Access to the motorway network is provided via Great Western Road which connects to Junction 18 of the M8 at Charing Cross (c. 2.7 miles east).

Ample green spaces are a key attraction of the West End with Glasgow Botanic Gardens and both Kelvingrove and Victoria Park all within walking distance of the site. The Kelvin Walkway runs close to the site providing a scenic trail connecting to the West Highland Way in Milngavie.

Ripon Drive is within a desirable school catchment area, with both Notre Dame and Kelvindale Primary Schools lying within 2 miles of the site. The site lies in the catchment for Bunsgoil Glasgow Gaelic School.

Secondary schooling is provided by Notre Dame High School and Cleveden Secondary School, both of which are within a 1.5 mile radius of the site.

KEY HIGHLIGHTS

- Potential for residential, subject to Planning Consent
- Located in Kelvindale locale in Glasgow's desirable West End
- Site extending to circa 0.80 acres
- Indicative layout prepared for 10 Townhouses



DESCRIPTION

The site comprises vacant ground which extends to approximately 0.80 acres. The site is irregular in shape and features woodland and shrubs which cover the majority of the site.

Access is taken from Ripon Drive, on the western boundary.

A Scout Hall is situated close to the entrance of the site, however this area of ground is excluded from the sale boundary. This is outlined orange in the enclosed layout plan.

PLANNING

The site is covered by the Glasgow City Council Local Development Plan 2 (Adopted 2017) and has no specific allocation. The site is identified as 'white land' and may be suitable for a variety of uses, subject to Planning Consent being obtained.

The site previously had a Planning Consent for 15 flats which included the land occupied by the Scout Hall (Planning Ref: 08/03139/DC).

An Initial Pre-Application Enquiry with Glasgow City Council has been supportive of a residential use on the site, based on the enclosed layout prepared by EMA.

This would be subject to a Detailed Planning Application being submitted. Interested parties should satisfy themselves on all aspects of Planning Policy.

The site lies immediately to the south of the former Temple Gas Holders structures which are B Listed.

Glasgow City Council published a draft of their new Proposed Plan in May 2026. Within this plan, the Temple Gasworks site has been allocated for residential development with an indicative capacity of 600 units.

Adoption of the new plan is currently expected by summer 2027. Until the plan is formally adopted, allocations may be subject to change.

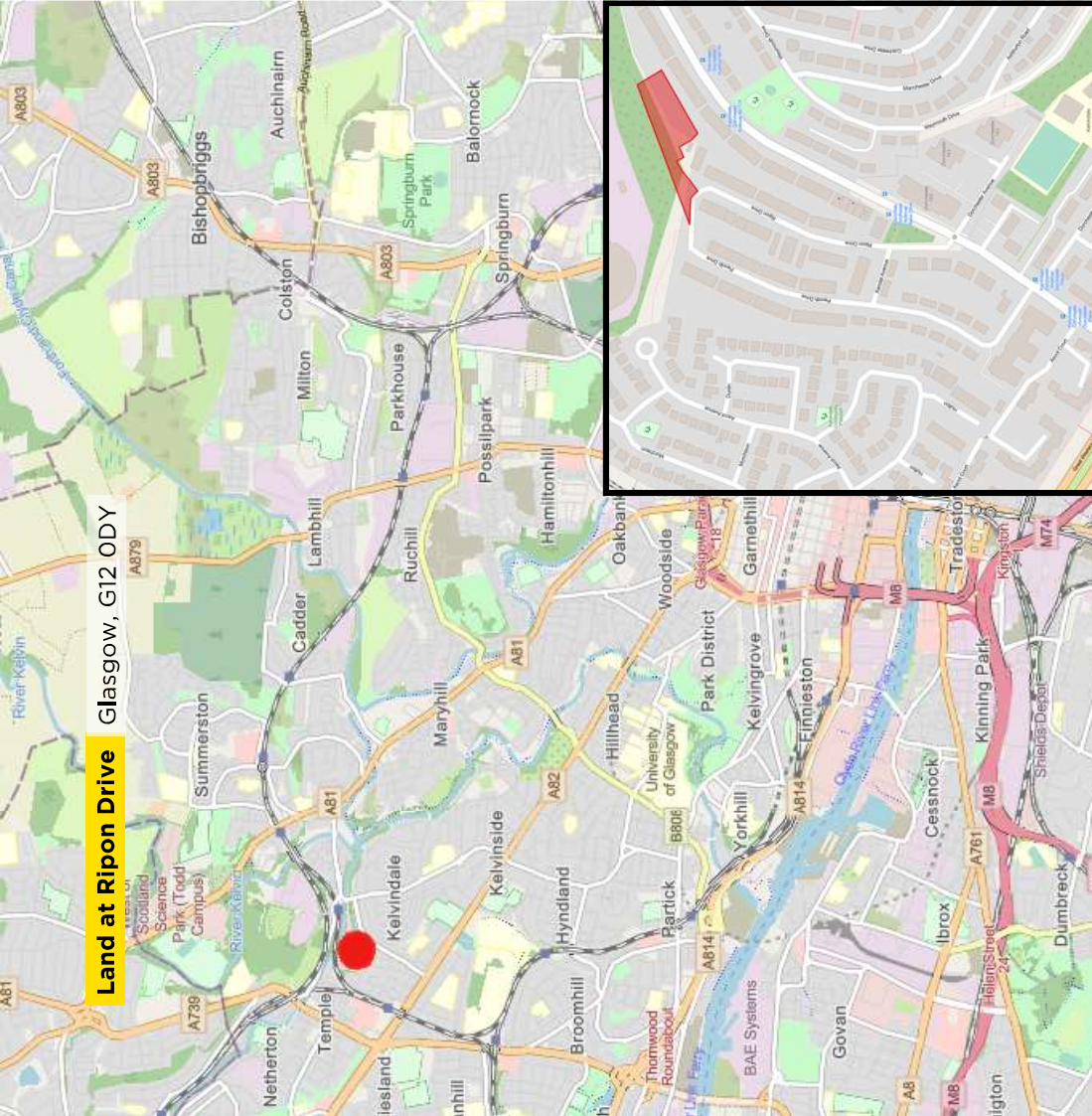


Indicative Townhouse Visuals



Land at Ripon Drive

Glasgow, G12 0DY



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.

FURTHER INFORMATION

Please contact the selling agents for supporting information.

VAT

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

CONTACT

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