

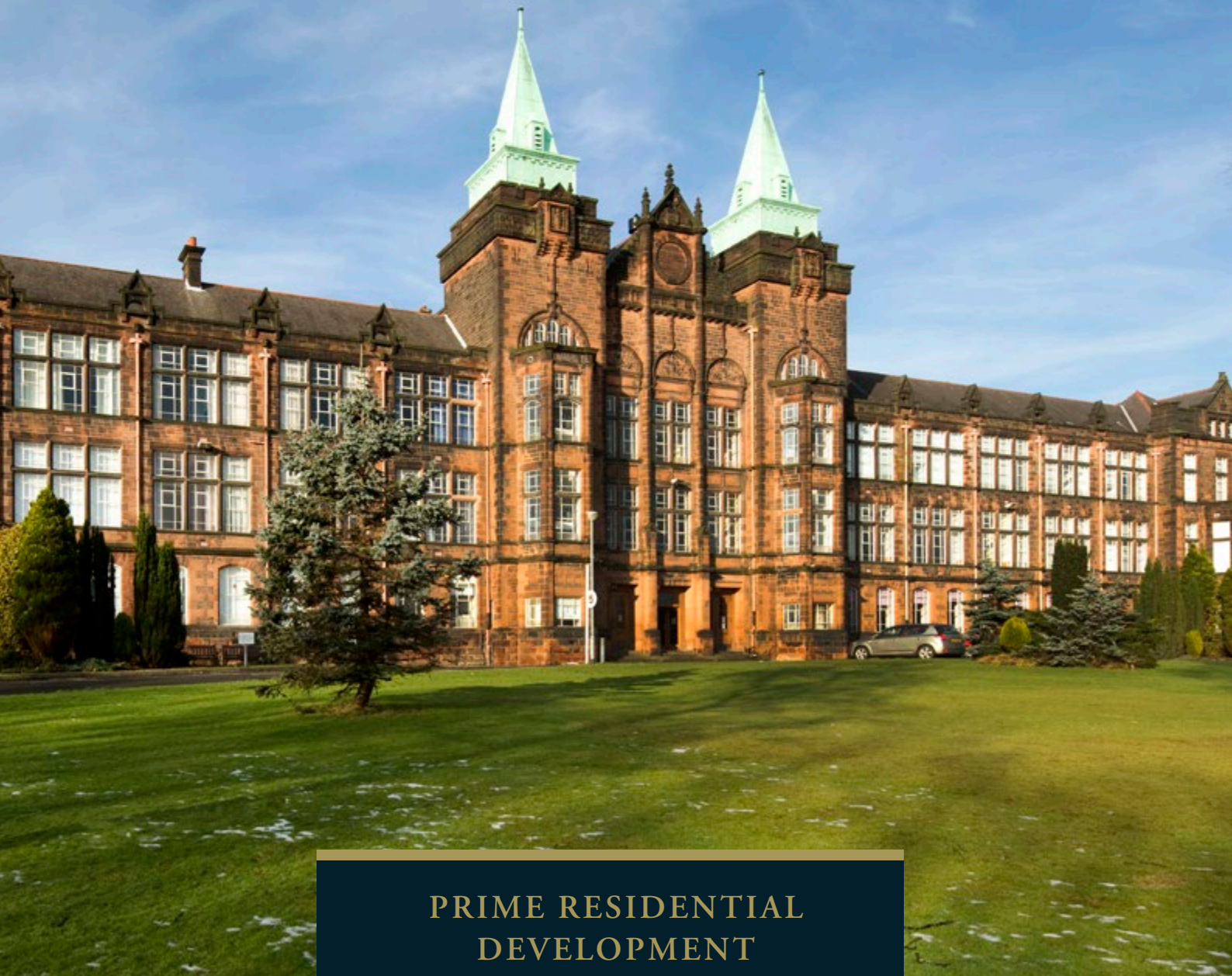
FOR SALE

PRIME RESIDENTIAL DEVELOPMENT OPPORTUNITY



JORDANHILL

WEST END ♦ GLASGOW



PRIME RESIDENTIAL
DEVELOPMENT

12.5 HECTARES
(30.9 ACRES)



12.5 HECTARES IN THE HEART OF THE WEST END

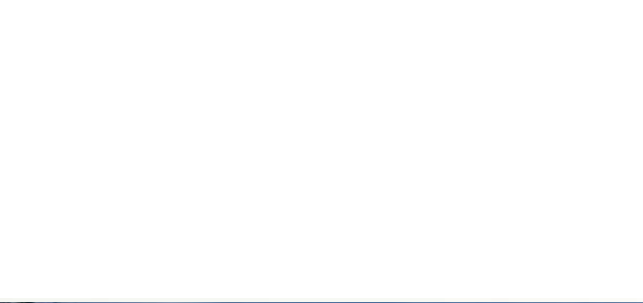
JORDANHILL

JLL is delighted to bring to the market the Jordanhill Campus; a prime residential development opportunity of a significant scale in the heart of Glasgow's affluent West End.

Development at Jordanhill offers a desirable location with aesthetic and architectural appeal. The site is set within a predominantly residential area consisting largely of Edwardian detached and semi-detached properties, arts and crafts homes, terraced housing dated from the early to mid-20th century and modern townhouses and apartments.

Jordanhill Campus benefits from a Minded to Grant Planning Permission in Principle for residential development. The proposal includes indicative numbers of 348 to 364 residential units.







LOCATION

GLASGOW IS SCOTLAND'S LARGEST CITY, WITH AN ESTIMATED POPULATION OF OVER 600,000, AND OVER 1.75 MILLION WITHIN THE WIDER GLASGOW CONURBATION.

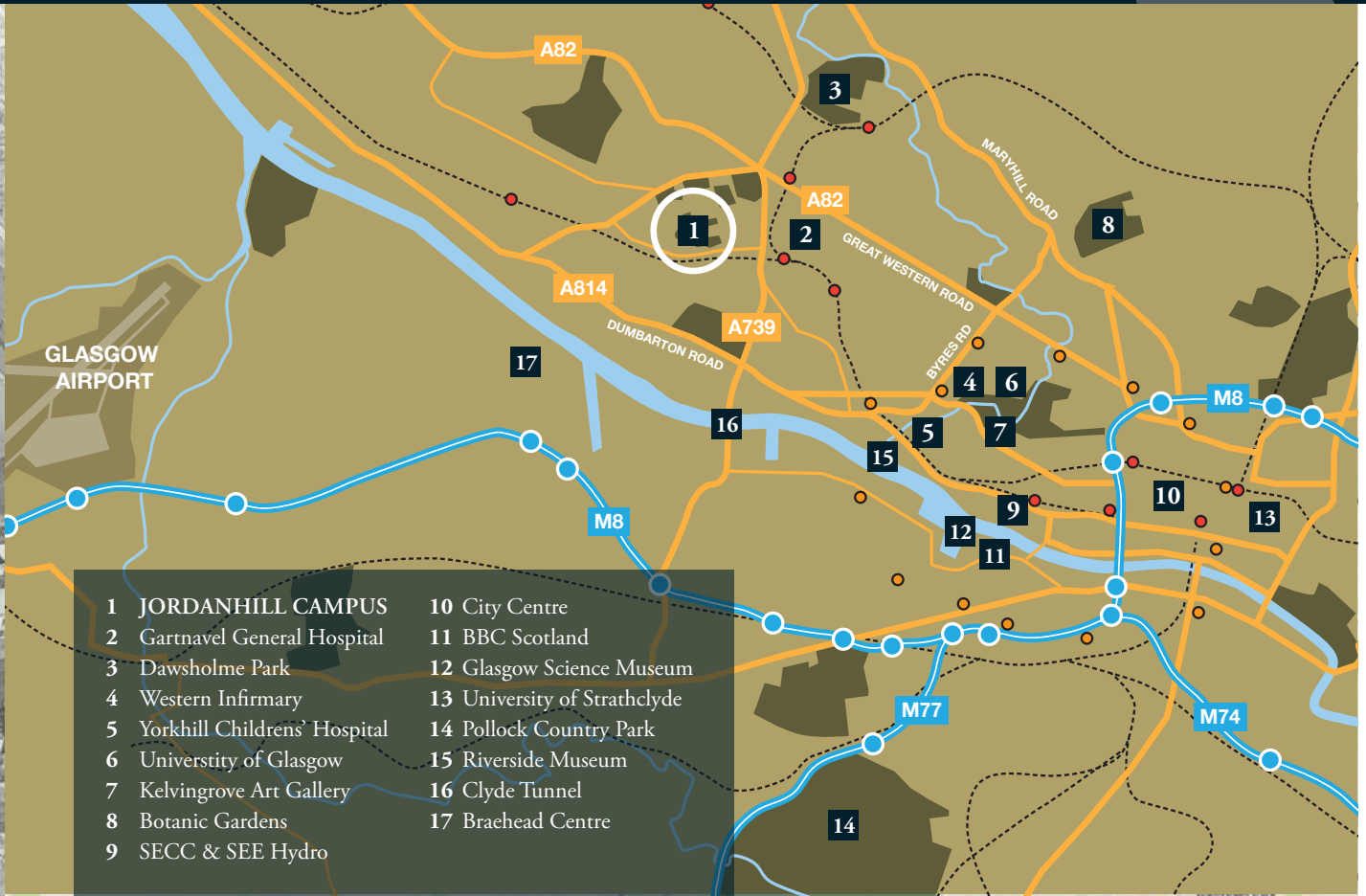
Voted 2014's City of Culture, Glasgow played host to the Commonwealth Games, Turner Prize Art Exhibition and the MTV Europe Music Awards. Glasgow is known for its thriving music and shopping scene, business and service sectors and home to three major Universities. The city is ranked within the top 20 of Europe's best performing financial centres, and has the UK's largest retail offering outside London.

The subjects are located in the affluent Jordanhill suburb, within the City's vibrant West End. Jordanhill Campus is located

approximately 4 miles to the west of Glasgow City Centre, to the north of the River Clyde. The West End is known for its eclectic mix of upmarket cafes, boutiques, bars and restaurants as well as the popular Kelvingrove Park and the Botanic Gardens.

Jordanhill Campus occupies an elevated position offering exceptional views over the City: views over Glasgow North West Suburbs towards Kilpatrick hills, views over River Clyde and South Glasgow, and views to the west down the Clyde Estuary. The site is well serviced by all modes of transport. Excellent road network links serve the area, with Great Western Road, the Clydeside Expressway, Clyde Tunnel and the M8 providing quick access to the City Centre and further afield. Jordanhill and Anniesland train stations are located within walking distance and provide

direct rail links into Glasgow Central Station and Glasgow Queen Station (10 minute journey time). The nearest bus stops are located on Southbrae Drive and on Westbrae Drive adjacent to the main site access.





AMENITIES

JORDANHILL BENEFITS FROM A VAST RANGE OF LOCAL AMENITIES, ATTRACTIONS AND SOME OF THE BEST SCHOOLING IN GLASGOW.



Local schools include St Thomas Aquinas Secondary School, Jordanhill School, Scotstoun Primary School, Corpus Christi Primary School and The High School of Glasgow. This is reflected in the demand for family accommodation in the area.

The West End is home to some of the city's best eateries, galleries and parks. From pop-ups to upmarket venues Byres Road is a popular district of restaurants, bars and clubs. The Botanic Gardens and Kelvingrove Park and Art Gallery are public parks and international exhibition venues. For music and entertainment, the West End is home to the SECC and the SECC Hydro – the world's second-busiest live entertainment arena.

Scotstoun Sports Campus is within close walking distance to the Jordanhill Campus. This sports centre is the largest of its kind in the West of the City, providing state of the art sporting facilities. Scotstoun Stadium is also home to Glasgow Warriors Rugby and the National Badminton Academy.

A number of supermarkets are located within 2 miles, while nearby on the South side of the River Clyde is the Intu Braehead shopping centre, offering a large selection of food and non-food retailer. Braehead leisure complex includes a large cinema, climbing centre, Bowlplex and Snow Factor Ski Centre. Glasgow is also the gateway to Loch Lomond and The Trossachs National Park, where there are a number of outdoor activities and rural retreats set in beautiful Scottish scenery.

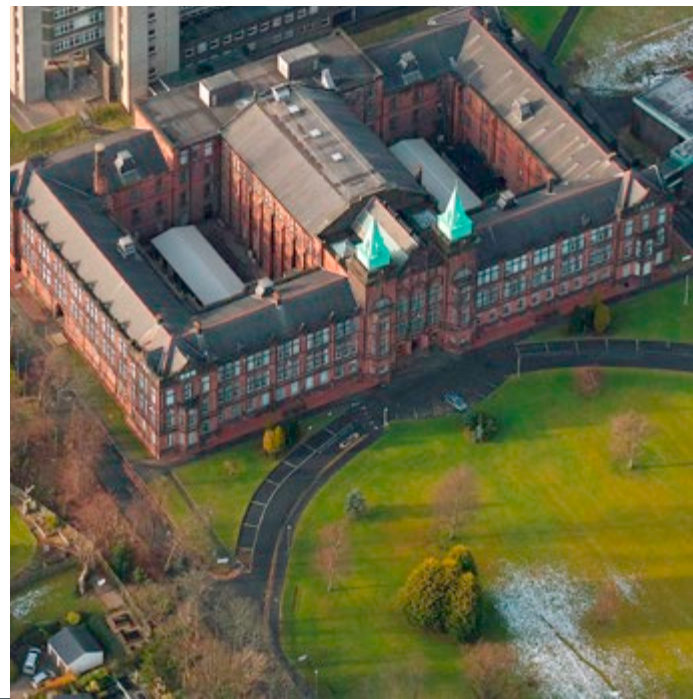


DESCRIPTION

Jordanhill Campus is bounded by Southbrae Drive, Chamberlain Road, Jordanhill Drive and Hallydown Drive. The eastern boundary of the site is formed by Jordanhill School whilst a modern development of detached villas, townhouses and flats forms the southern, western and part of the northern boundaries.

The eastern portion of the site comprises open areas of playing fields (excluded from sale) which blend into the parkland providing a significant contribution to the high quality environment.

There are two access routes into the site; the main access is off Southbrae Drive close to its junction with Westbrae Drive, whilst the secondary access lies in the north eastern corner off Jordanhill Drive. The access roads lead to the internal road network and car parking within the grounds.



DAVID STOW BUILDING

A tree lined driveway leads to the impressive Category B listed David Stow Building (GIA approx. 11,978 sq. m / 128,930 sq. ft), synonymous with both the character and history of the site. Centrally located on the southern part of the site, the David Stow Building overlooks the mature grounds and playing fields. It is highly recognisable in the skyline of Glasgow's West End.

Completed in 1922, the original College Building is built of red sandstone with distinctive copper finials to its twin towers. The three storey (plus attic space in a double courtyard layout) formed the original College building and is built around two rectangular quadrangles forming a figure of eight plan. The central block contains the Francis Toombs Hall.

Simpson and Brown Architects have prepared a Conservation Audit, and have prepared a scheme illustrating a sympathetic conversion of the David Stow Building (circa 55-71 refurbished apartments). Full detail is available within www.jordanhillcampus.live.jll.com





Two further buildings are situated in the South West of the Campus. Graham House and Douglas House are identified within the Conservation Audit, and buildings which merit retention. The former halls of residence buildings are adjacent each other and south facing. Graham House (GIA approx. 2,111 sq m / 22,723 sq ft) dates back to 1931 and is built in

red brick with stone quoins. Douglas House (GIA approx. 2,228 sq m / 23,982 sq ft) lies immediately to the west of Graham House, and is finished in sandstone. Campus Plan 2 identifies scope to convert these Houses into approximately 23 refurbished apartments each.



Graham House



Douglas House

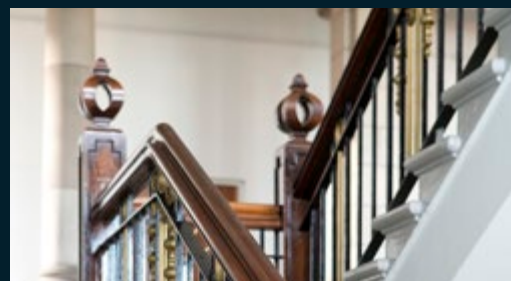
EXISTING BUILDINGS ON CAMPUS

A full building register with descriptions and sizes is available for download on www.jordanhillcampus.live.jll.com

Building Name	Campus Plan Proposal
David Stow Building	Retain for conversion
Sir Henry Wood Building	Demolish
Crawfurd Building	Demolish
Smith Building	Demolish
Tom Bone Building	Demolish
Sports and Arts Building	Demolish
Teaching Pool	Demolish
Graham House Hostel	Retain for conversion
Douglas House Hostel	Retain for conversion
Refectory	Demolish
University House	Development opportunity
Maintenance stores	Demolish
Gardeners Maintenance Block	Demolish

PRIME RESIDENTIAL DEVELOPMENT OPPORTUNITY

*A DESIRABLE location
with AESTHETIC and
architectural APPEAL.*





PLANNING

The site benefits from a Minded to Grant Planning Permission in Principle (Ref 11/00794/DC) for residential development. The proposal includes indicative numbers of 348 to 364 residential units. The PPP application was approved at Planning Applications Committee on 15 January 2013, subject to the completion of a Section 75 Agreement relative to the protection of the green space and operation of the sports pitches within the site and subject to the conditions as set out within the Committee Report. A Decision Notice will be issued once this Section 75 Agreement has been completed. It is anticipated that ancillary

changing facilities for the sports pitches will be provided (on or off site) and parties should note that the area to be retained for sports pitches lies outwith the disposal boundary and is marked in dark green hatching on the Development Framework Plan.

A briefing note summarising the status of the draft Section 75 agreement will be updated throughout the marketing period, and will be made available for download on www.jordanhillcampus.live.jll.com

The entire site is covered by a Tree Preservation Order.

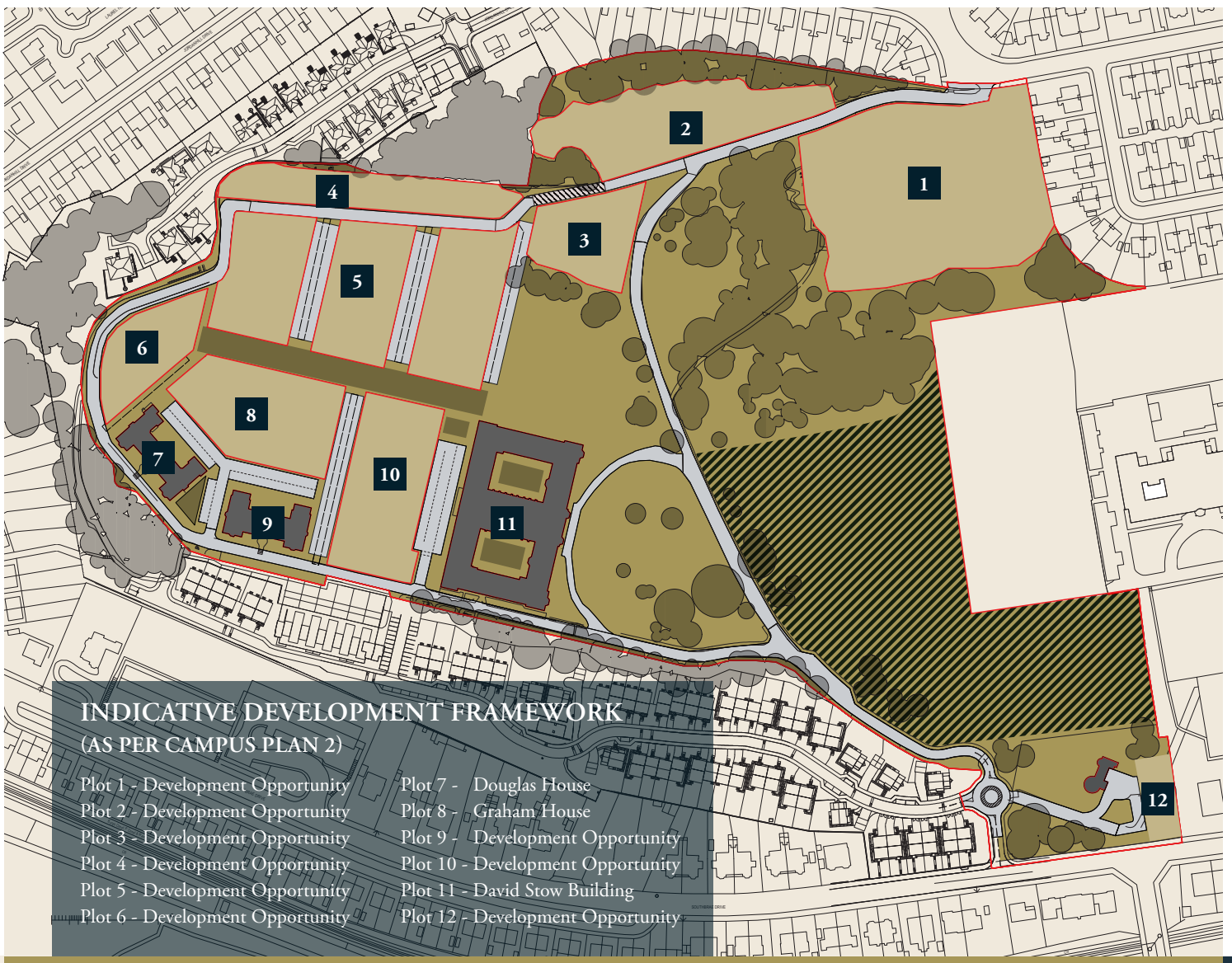


CAMPUS PLAN 2

The general approach to the redevelopment of Jordanhill and subsequent PPP proposals are outlined in Jordanhill Campus Plan 2 which was prepared following consultation and liaison with Historic Scotland and Glasgow City Council Planning in respect of the overall masterplan including matters

such as access, building massing and heights as well as the redevelopment and retention of certain buildings. It is a document that will help shape redevelopment at Jordanhill and parties are encouraged to refer to the development and design principles contained therein.

Campus Plan 2 sets out an indicative development framework supporting a development of 348-364 residential units comprising of new build apartments, refurbished apartments, townhouses, duplexes, semi-detached and detached units. This will be delivered over 12 development plots.



**INDICATIVE ACCOMMODATION SCHEDULE
(AS PER CAMPUS PLAN 2)**

Plot	Plot Name/Description	Apartments (new build)	Apartments (refurbished)	Townhouses	Duplexes	Semi Detached	Detached	Total Apartments	Total Houses	Total Units
1	Development Opportunity	-	-	23	-	22	-	-	45	45
2	Development Opportunity	-	-	-	-	12	8	-	20	20
3	Development Opportunity	38	-	-	-	-	-	38	-	38
4	Development Opportunity	-	-	-	-	-	9	-	9	9
5	Development Opportunity	-	-	63	-	-	-	-	63	63
6	Development Opportunity	24	-	-	-	-	-	24	-	24
7	Douglas House	-	23	-	-	-	-	23	-	23
8	Graham House	-	23	-	-	-	-	23	-	23
9	Development Opportunity	6	-	6	6	-	-	6	17	23
10	Development Opportunity	6	-	6	6	-	-	6	17	23
11	David Stow Building	-	55-71	-	-	-	-	55-71	-	55-71
12	Development Opportunity	-	-	-	-	-	2	-	2	2
Min			101					175		348
Total		74	-	108	12	34	19	-	173	-
Max			117					191		364



TECHNICAL INFORMATION

An extensive range of technical information is available on www.jordanhillcampus.live.jll.com

Information includes:

- Approved Campus Plan 2
- Planning Committee paper
- Conservation Statement
- Ecology
- Transport
- Geo-Environmental and Utilities
- Floorplans
- Asbestos Survey
- Topographical Survey
- Tree Preservation Order
- Title Information
- Legal
- Draft Section 75 Agreement
- Energy Performance Certificate

The Energy Performance ratings for the buildings on site range from D to G. The EPC certificates are available from download from the technical information website.

Parties should contact JLL for access to the technical information. This information is provided for reference only and cannot be warranted. Interested parties will require to carry out their own due diligence in this regard.



CLOSING DATE AND OFFERS

Interested parties are advised to note their interest in writing to the sole selling agents. All parties who notify interest will be informed of closing date arrangements.

Offers are invited for the landholding (in whole). Our client's preference is for offers to be submitted on a 'clean' unconditional basis. However, in the event where offers are subject to suspensive conditions, we would request that offers are accompanied with detailed development proposals, full supporting information and timescales to purify each condition. This will enable the viability and deliverability of the proposal to be assessed.

Please note that the seller has not made an option to tax in relation to this property and as such the purchaser will be responsible for any Stamp Duty Land Tax or the proposed replacement, Land and Buildings Transaction Tax, and their own legal costs.

VIEWINGS AND FURTHER INFORMATION

All enquiries, requests for further information can be obtained by contacting Jason Hogg or Nina Stobie in the Residential and Development Land Team at JLL:



Jason Hogg
Jason.hogg@eu.jll.com

Nina Stobie
Nina.stobie@eu.jll.com
0141 248 6040

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