

Bell Street

1.37 acres

331 Bell Street, Glasgow, G4 0SZ

For Sale

City Centre Living Development Opportunity

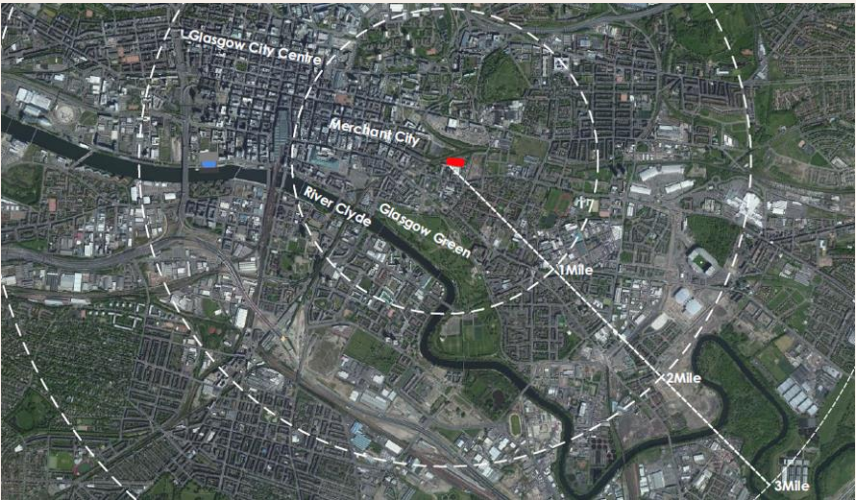


Location

The site is located to the east of Glasgow City Centre within close proximity to the exclusive Merchant City district.

The site is highly accessible from the City Centre and has excellent nearby local amenity provision within the Gallowgate and Merchant City.

Amenities	Walking Distance
University of Strathclyde	12 minutes'
Glasgow Caledonian University	26 minutes'
Merchant City District	7 minutes'
High Street Train Station	10 minutes'
Buchanan Street	18 minutes'
Morrisons Supermarket	1 minute



The Opportunity

The Subjects extends to approximately 1.37 acres (0.55 hectares).

Iceni are currently engaged in pre-app discussions with Glasgow City Council for proposals extending to 475 – 640 PBSA beds & 62 – 80 mainstream residential units.

Initial proposals have been drafted by Jewitt and Wilkie comprising Option 1 and Option 2.

Option	Storey Height	PBSA beds	Residential Units
Option 1	8	476	62
Option 2	10	638	79



Aerial view of the proposed student housing development from the west.

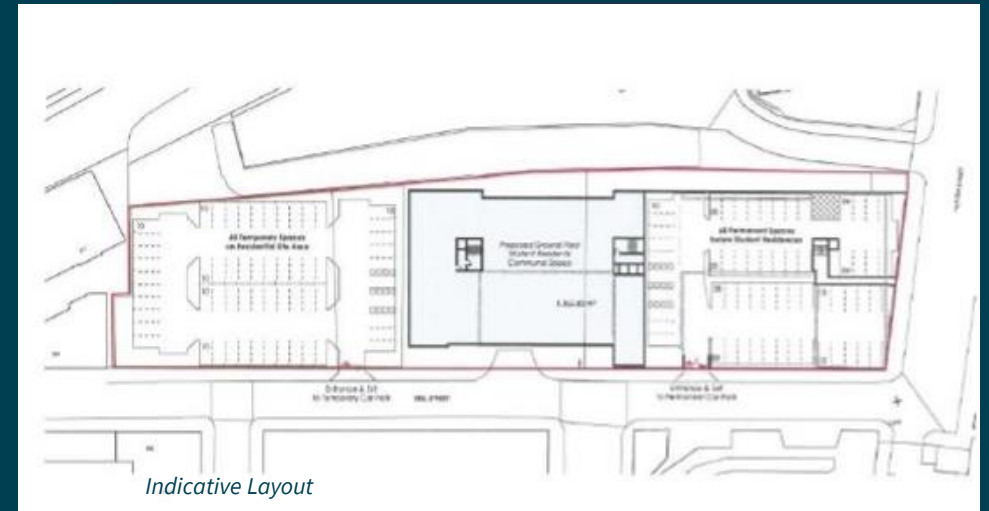


Planning

In March 2024, the western section of the Subjects received detailed planning permission, subject to a S69 legal agreement, for 85 No. residential units (Planning Ref: 22/02262/FUL).

In July 2024, Jewitt & Wilkie Architects were instructed to design a PBSA-led proposal of the full site area extending to 1.37 acres.

During the first pre-application meeting with Glasgow City Council (February 2025), the Council were supportive of the principle of high density, flatted residential development in the local area.



Offers

Interested parties are advised to note their interest in writing to the sole selling agents.

Offers are invited for the Heritable (Freehold) interest in the site.

Clean offers are preferred.

Subject to Planning offers may be considered, subject to price and proposal.

Further Information

All enquiries and requests for further information including data room access should be directed to the Residential and Development Land team at JLL.



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