

EAST → GOVAN / IBROX

TRANSFORMATIONAL REGENERATION AREA (TRA)

GOVAN G51 2JE

For Sale

Large Scale Residential
Regeneration Project
15 acres (6 hectares)

[VIEW FILM](#)

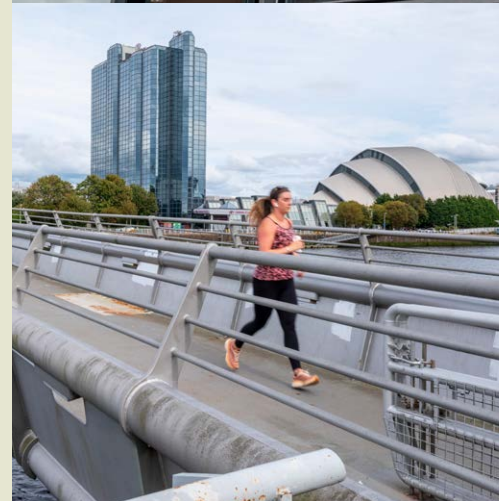
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East→Govan/Ibrox

TRA presents an exciting opportunity to create a vibrant community of scale, while addressing local housing needs and supporting economic growth in the area.

EAST→GOVAN/IBROX



THE OPPORTUNITY

Transforming Communities: Glasgow (TC:G) is a strategic partnership (registered as a Scottish Company and Charity) between the Scottish Government, Glasgow City Council and Wheatley Homes Glasgow (WHG). TC:G oversees the redevelopment of eight Transformational Regeneration Areas (TRAs). East>Govan/Ibrox is one of such TRAs, chosen due to their requirement for a comprehensive approach to regeneration, going far beyond just physical improvement.



The well-connected district of Govan is undergoing major regeneration with cultural, economic and community focused redevelopment at its core.

East>Govan/Ibrox is one of the largest TRAs by area (189 acres/76 hectares), and incorporates the land between Ibrox and Govan subways. The wider boundary incorporates a range of land uses including industrial and business uses to the south and west of the site.

The land for disposal (15 acres/6 hectares) comprises a collection of sites owned by WHG and GCC on Broomloan Road/Brighton Street – situated at the core of the wider TRA.

With formal TRA planning status in the Glasgow Development Plan, the subjects present an opportunity for a Private Sector Delivery Partner (PSDP) to play a lead role in the delivery of this sizable residential led development and deliver homes within the short term.

GOVAN: AN INTEGRATED DISTRICT

The district of Govan is located within the Glasgow City Council Area, only 0.8 miles from Glasgow’s West End and 2.5 miles from Glasgow City Centre.

Govan is an established residential location, extremely well-connected by road and rail. The site is located within close proximity (c. 1 mile) to the M8 (Junction 24) and Glasgow City Centre can be reached via road within 10 minutes of the site.

JOURNEY TIMES

	DISTANCE	TRAVEL TIME
Partick	1.3 miles	8 minutes (Subway) / 25 minutes (walk)
Byres Road	1.5 miles	10 minutes (Subway) / 30 minutes (walk)
Yorkhill	1.6 miles	25 minutes (walk)
Finnieston	1.2 miles	30 minutes (walk)
Kelvinbridge	2.3 miles	15 minutes (Subway)
Glasgow City Centre	2.7 miles	15 minutes (Subway)

EAST→GOVAN/IBROX



GOVAN'S

CONNECTIVITY

The site is conveniently situated between two underground stations with Ibrox Subway Station located within 4 minutes' walk and Govan Subway Station within a 10 minutes' walk, providing excellent connectivity to Glasgow's West End (5 minutes) and Glasgow City Centre (8 minutes).

The area is also well served by bus with a service running down Summertown Road and the recently introduced FASTLINK service runs down the nearby Govan Road.



EAST → GOVAN / IBROX



LIVE

Govan town centre provides extensive local amenity with Govan Cross Shopping Centre c. 0.8 miles northwest of the site featuring over 20 retailers.

Owing to the area's considerable development in recent years, Govan town centre has also seen the addition of a number of popular independent bars, restaurants, cafes and retailers including Rhubarb and Honey, Elizabethan Cakes, Watsons Bakers, Mexita Govan and the Wee Dhaaba. With further residential development of scale in the pipeline this growth of independent retailers is set to continue.

Amenities can also be found in Ibrox with an Asda Superstore, ALDI, B&M, KFC, McDonald's and Starbucks all located within 1 mile of the site. Braehead Shopping Centre, offering an extensive range of leisure offering including shops, restaurants and sports facilities, can also be reached within 8 minutes' drive.

Queen Elizabeth University Hospital is located only 2 miles from the site, with direct bus links on the nearby Summertown Road (23 & 90) providing access to the hospital within 17 minutes.





GOVAN: A REGENERATION STORY

EAST → GOVAN / IBROX



Govan has undergone considerable regeneration over recent years; this is set to continue.



Recent developments are reflective of the improving profile of the area. The significant regeneration of the Pacific Quay area has transformed this Govan postcode into Glasgow's vibrant media quarter. This has attracted further investment to the area including The Village Hotel – a destination hotel offering an array of supplementary retail and leisure uses.



The Princes Quay development by CALA Homes is another example of the successful regeneration of the Govan area. The development sold out over two phases, spanning 203 homes, in December 2024. The achieved values and sales rate were in far excess of what was originally envisaged for CALA. The success of this development has established the use of and thus appetite for private residential development within Govan.



The recent opening of the Govan-Partick footbridge in September 2024 has further accelerated the area's regeneration. The bridge has substantially improved Govan's accessibility to the West End. This will enhance economic opportunities for residents with reduced travel times north, south & into the city centre of Glasgow. Whilst also making Govan an attractive location for people to relocate to, given such close proximity to established areas of the City.

EAST>GOVAN/IBROX TRA

is one of the largest TRAs at 76 hectares. The wider boundary incorporates a range of land uses including industrial and business uses to the south and west of the site.



THE GOVAN-PARTICK BRIDGE OPENED IN SEPTEMBER 2024

the £29.5M project was provided by the Glasgow City Region City Deal. The new footbridge has improved connections to the West End of the city including Partick (20 minutes' walk), Byres Road (25 minutes' walk) and Finnieston (30 minutes' walk).



GOVAN SET TO BENEFIT FROM GLASGOW RIVER INNOVATION DISTRICT (GRID)

a partnership between the University of Glasgow, Scottish Enterprise and the city council. The aim is to boost existing collaborations with industry and encourage the formation of new ones. The new Health Innovation Hub will help attract start-ups and foster stronger links with Glasgow's universities as Govan strives to grow its life sciences cluster.



GOVAN RESIDENTIAL, COMMERCIAL & INFRASTRUCTURAL REGENERATION

regeneration initiatives have taken place including public realm works at Govan Cross, shop front improvements, refurbishment of Govan and Ibrox subway stations and the landmark £21M Water Row development providing 92 homes and 700 sq m of community-operated commercial spaces.



HOME TO GLASGOW'S MEDIA CITY

Pacific Quay, Govan is home to BBC Scotland's HQ, STV and an increasing array of independent production companies.



SIGNIFICANT LOCAL EMPLOYER BASE

with major employers within the local area including Queen Elizabeth University Hospital, Ibrox Football Stadium and BAE Systems. Govan accounts for one in ten jobs in Glasgow.



CALA HOMES | PRINCE'S QUAY

the regeneration project comprises 203 high specification homes, including one, two and three-bedroom apartments including duplex apartments, as well as townhouses. Princes Quay was very well received by the market selling out both phases in December 2024 with an average selling price of c. £300,000 and achieving values up to £400 psf.



THE VILLAGE HOTEL

Continuing the trend of regeneration in Govan is the Village Hotel. This destination hotel offers an array of meeting spaces, restaurant, bar, Starbucks, shop, gym and pool.



WHAT'S
GOING ON IN
AND AROUND
GOVAN?



- 1 East>Govan/Ibrogx TRA
- 2 The Govan-Partick Bridge
- 3 Water Row (98 homes)
- 4 River Innovation District
- 5 Glasgow's Media City:
BBC Scotland's HQ, STV
- 6 The Village Hotel
- 7 Cala Homes /
Prince's Quay
- 8 University Of Glasgow
- 9 Govan Cross:
Residential,
Commercial &
Infrastructural
Regeneration
- 10 Govan Graving Docks
(304 homes)

IBROX
SUBWAY
STATION

GOVAN
SUBWAY
STATION

GOVAN
BUS
STATION

EAST>GOVAN/IBROX

TRA BOUNDARY SITE BOUNDARY

PRIVATE SECTOR DELIVERY PARTNER (PSDP)

The site extends to 14.8 acres.

A Development Appraisal and Delivery Strategy has been prepared and has identified potential capacity of the sites to deliver a residential led development.

The adjacent Indicative Site Proposal has been prepared to support the PDE discussions with Scottish Water and to illustrate how on-site SUDS could be designed and is illustrative only.



INDICATIVE LAYOUT

It will be the responsibility of the PSDP to undertake the following actions to deliver a fully-consented scheme:

PREPARE A DETAILED MASTERPLAN

To be prepared by the PSDP with input from TC:G Board, and local community groups.

SURFACE WATER DISCHARGE DESIGN

A capacity review has been undertaken with Scottish Water and a position has been agreed. Technical information will be the responsibility of PDSP.

CONSULTATION WITH SPT

SPT will be included in ongoing consultation with the PSDP. A known constraint is the subway tunnel that traverses the site and establishes a no-build zone. SPT have provided a letter of comfort and their latest guidelines in respect of development in the vicinity to subway infrastructure is included in the Data Room.

PLANNING APPLICATIONS

Will be the responsibility of the PSDP with consultation from TC:G, local stakeholders, SPT and community groups. Delivery Programme / Phasing – to be created by the PSDP as per any detailed masterplan and subject to approval by planning.



GCC Planning and Housing have provided an up to date planning commentary relevant for the site which can be found within the Data Room.

The site falls within one of Glasgow’s 8 TRAs which represents formal planning status within the Glasgow City Plan (2017). Falling within the TRA, the subjects require a site-specific design solution in relation to the development plan, consisting of National Planning Framework 4 (NPF4), the Glasgow City Development Plan (GCDP) and associated Supplementary Guidance (SG) and reflective of nearby recently completed developments.

Cognisance requires to be taken of all relevant NPF4 policies.

Relevant Glasgow City Development Plan Policies CDP1-CDP12 inclusive, adopted Supplementary Guidance and Interim Planning Guidance shall be required as relevant.

The sites are included within the City’s Residential Land supply, and their development for housing would not be considered an issue in principle. The currently adopted City Development Plan does not provide a policy context to specify the tenure mix or affordability of the dwellings provided on the site. The council acknowledges that Govan and Ibrox has a high concentration of socially rented accommodation and would welcome a development which helps to provide a greater variety of tenure types within the area, helping to create a more balanced and sustainable community.

Bidders are encouraged to submit proposals with their preferred tenure mix.

The spatial strategy of the Govan Partick Strategic Development Framework (SDF), identifies the subjects as a key development opportunity to deliver the SDFs key spatial priorities, particularly:

-  Building a new structure of liveable places
-  Building a high-quality integrated movement network
-  Improving landscape quality and the green network

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For Sale 15 Acres (6 Hectares)

TECHNICAL INFORMATION

A range of technical information is available on the site.

BASIS OF DISPOSAL

TC:G are seeking to appoint a PSDP to act as lead developer on the subjects within the TRA.

All land within the subjects will be transferred to WHG, and a Development Licence Agreement will be agreed between WHG and the PSDP. The PSDP will develop under Licence with Title transferring to the PSDP upon Practical Completion of the development.

The Licence will place a number of obligations on the PSDP to ensure the development is delivered as per an agreed Development Programme, with WHG having step in rights.

OFFERS

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

Following the post-closing date assessment of offers, shortlisted parties will be invited to interview as part of the PSDP selection process.

Interested parties are requested to submit offers in Heads of Terms format, supported by supporting information to enable the viability and deliverability of the proposal to be assessed. Offers will be assessed for best value against the following criteria:

- Design, quality and regeneration benefits
- Track record and deliverability
- Commercial Terms
- Commercial viability / funding

Parties are requested to contact JLL for further detail on the scoring criteria along with weightings which will be applied to each category.

The purchaser (PSDP) will be responsible for their own legal costs and all taxes associated with this transaction.

Please note our clients are not obliged to accept the highest or indeed any offer submitted for the site.

FURTHER INFORMATION

Access onto the site must be arranged via JLL. To request further information or to arrange access, please contact JLL:



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