



**ALLIED  
SURVEYORS  
SCOTLAND**

Tel. 0141 337 7575 [@Allied\\_Scotland](#)  
[www.alliedsurveyorsscotland.com](http://www.alliedsurveyorsscotland.com)



## FOR SALE

35 Dalsholm Road, Glasgow G20 0TB

- ✔ Residential / Commercial Development Opportunity
  - ✔ Excellent Yard Facility
  - ✔ Improving Location
    - ✔ 1.16 Acres
  - ✔ Being Sold As Seen

Commercial Valuation | Agency | Investment Advice  
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



# ALLIED SURVEYORS SCOTLAND

## LOCATION

The property sits at the junction of Dalsholm Road and Temple Road on the northern periphery of Kelvindale, to the west of Glasgow city centre. This is an improving area of the city with extensive land reclamation and new build housing planned, one of the sites lying to the immediate east of the subjects. The property is in close proximity of Kelvindale Railway Station which provides a regular rail service to the city centre.

## DESCRIPTION

The property comprises a commercial yard containing two large semi-detached Dorran bungalows and a derelict brick shed. The land is irregular in shape, partly sloping and extends approx. 218 m west along Temple Road. Part of the site is heavily overgrown and would require clearance to be utilised.

A Dorran dwelling is a pre-fabricated concrete panel house otherwise known as a non-standard home. Mortgage companies generally will not lend on this form of construction. Refurbishment of the houses is required.

## ACCOMMODATION

The accommodation within the dwellings comprise entrance hallway, sitting room, dining room, three bedrooms, kitchen and bathroom, the west most house benefitting from an entrance porch.

We have calculated the gross internal floor area of each dwelling as follows:

East Most House:	104.00 sq m
West Most House:	106.00 sq m
Site:	1.16 acres

## SERVICES

The property is connected to mains supplies of water, gas, and electricity. Drainage is connected to a septic tank.

## VIEWING AND FURTHER INFORMATION

By appointment through the sole selling agents Allied Surveyors Scotland plc.

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## ENERGY PERFORMANCE CERTIFICATES

East Most Dwelling - E  
 West Most Dwelling - E

## PLANNING

The property sits within the General Urban Area with no specific land use policy. Future development of the site will however need to comply with CDP1 Place Making Principle and CDP2 Sustainable Spatial Strategy.

## PRICE

Our client is seeking offers in excess of £225,000 for their heritable interest in this property. Please note this property is being sold as seen with no warranties or assurances being provided. Interested parties must undertake their own due diligence.

## LEGAL COSTS

Each party shall bear their own legal costs.

## ENTRY

Upon completion of a formal missive under Scots Law.

## ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.





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