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FOR SALE

91A Baronald Drive, Glasgow G12 0HP

- ✔ Residential Development Opportunity
- ✔ Suitable for Community Use
- ✔ Site Area: 2.0 acres (0.81 ha) or thereby
- ✔ Accepting Offers

Commercial Valuation | Agency | Investment Advice
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LOCATION

Kelvindale Bowling and Lawn Tennis Club is situated in Kelvindale. This is a sought after residential area in the west end of Glasgow benefiting from well serviced rail and bus links to the city centre. The property sits amongst mature housing with current access taken off Baronald Drive. The property also benefits from frontage onto Kelvindale Road to the south of Stonefield Avenue.

DESCRIPTION

The property comprises the former Kelvindale Bowling and Lawn Tennis Club. This irregular shaped level site is bounded by housing to its north and west and Kelvindale Road to its south and east. The site contains two tennis courts, a bowling green, an extended clubhouse and extensive car parking.

There is also a telephone mast which sits on the eastern boundary. The land on which it sits is leased to AP Wireless II (UK) Ltd on an agreement expiring on 19th December 2047. The rent is £1.00, if requested. This land lies to the rear of the clubhouse and extends to c.34 sq m. The lease grants a right of access across the property and access to utilities.

We have calculated the area of the site at 2.0 acres (0.81 ha) or thereby. We understand a 15-inch sewage pipe centrally dissects the site running west to east. Further information and location of the pipe can be provided on request.

PLANNING

The City Development Plan states that the property forms part of a General Urban Area. Wider Place Making and Sustainable Spatial Strategy Principles will therefore apply.

The property has planning permission for its previous use as a bowling and tennis club under Class 11 (Assembly and Leisure). Under this consent, alternative uses will require planning permission.

In 2024, the southmost part of the property (the tennis courts), received validation for 12 flats from Glasgow City Council before the application was withdrawn. Further information can be found on the Glasgow Planning Portal.

PRICE

Our client is seeking offers for this opportunity. For an offer to be in an acceptable form, it must meet the following minimum criteria:

1. No suspensive conditions and for the avoidance of doubt this includes planning permission.
2. Completion no later than 30 September 2026.
3. The payment of a non-refundable deposit of £25,000 from the preferred bidder once their offer has been accepted.

OFFERS

In the normal Scottish form addressed to this office.

DATE OF ENTRY

To be mutually agreed but no later than 30 September 2026

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.



VIEWING AND FURTHER INFORMATION

By appointment through the sole selling agent, Allied Surveyors Scotland Ltd

Gregor Hinks BSc MRICS | Tel. 0141 337 7575
gregor.hinks@alliedsurveyorsscotland.com

Grant Strang MA (Hons) MRICS | Tel. 0141 337 7575
grant.strang@alliedsurveyorsscotland.com

