FOR SALE

3 TOWNHOUSE PROPERTIES
UNIQUE DEVELOPMENT OPPORTUNITY

DALRYMPLE HALL
- 17-19 Belhaven Terrace West, Dowanhill, Glasgow, G12 0UW

& ADJACENT LAND
- Belhaven Terrace West Lane, Dowanhill, Glasgow, G12 9HH
Bellhaven Terrace West was designed by the architect James Thomson and built in the early 1870s.

Dalrymple Hall comprises three conjoined terraced townhouses, all of which are Category B listed and are of blonde ashlar sandstone construction over basement, ground, mezzanine and three upper floors. There is also a large single storey building to the rear of the property which was formerly used as a dining hall and kitchen area serving the entire building.

The two parcels of land on the south side of Bellhaven Terrace West Lane, to the rear of Dalrymple Hall, present additional redevelopment opportunities, subject to planning, either individually or in tandem with Dalrymple Hall itself.

Bellhaven Terrace West is situated within the Dowanhill area of Glasgow, traditionally recognised as one of the prime residential locations in the West End of the city.

The property lies approximately three and a half miles to the north west of Glasgow city centre on the south side of Bellhaven Terrace West, which runs parallel to Great Western Road, between its junctions with Westbourne Gardens to the north and Horselethill Road immediately to the south.

Hillhead Subway Station is located on nearby Byres Road and Glasgow’s Botanic Gardens sits in close proximity to the subjects at the corner of Great Western Road and Queen Margaret Drive.
**Site Plan**

**Planning / Development Potential**

The property is Category B listed and lies within the Glasgow West Conservation Area. The subjects offer opportunities for a variety of uses including residential and hotel, subject to planning.

The subject property is identified within the adopted Glasgow City Council Local Plan, City Plan 2 as being suitable for ‘Residential and Supporting Uses’ (Policy DEV 2).

All planning enquiries should be directed to Glasgow City Council on 0141 287 8355 in the first instance.

**Floor Areas / Site Areas**

Floor and site areas are indicative only and are not warranted. Interested parties will require to satisfy themselves in respect of measurement and calculation.

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>SQ M</th>
<th>SQ FT</th>
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</thead>
<tbody>
<tr>
<td>Basement</td>
<td>1,257.50</td>
<td>13,536</td>
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<tr>
<td>Ground</td>
<td>506.70</td>
<td>5,454</td>
</tr>
<tr>
<td>Mezzanine</td>
<td>148.40</td>
<td>1,597</td>
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<tr>
<td>First</td>
<td>527.80</td>
<td>5,681</td>
</tr>
<tr>
<td>Second</td>
<td>501.60</td>
<td>5,399</td>
</tr>
<tr>
<td>Third</td>
<td>485.00</td>
<td>5,221</td>
</tr>
<tr>
<td>TOTAL (GIA)</td>
<td>3,427.00</td>
<td>36,888</td>
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<table>
<thead>
<tr>
<th>LOT 2</th>
<th>Hectares</th>
<th>Acres</th>
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<tbody>
<tr>
<td></td>
<td>0.049</td>
<td>0.121</td>
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<table>
<thead>
<tr>
<th>LOT 3</th>
<th>Hectares</th>
<th>Acres</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>0.080</td>
<td>0.198</td>
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</tbody>
</table>
The property has an EPC rating of F.

Offers are invited for the benefit of our client’s heritable interest in the property with vacant possession. Please note our client is under no obligation to accept the highest or indeed any offer.

The subjects are offered in 3 distinct lots as follows:

**Lot 1** - Dalrymple Hall, 17-19 Belhaven Terrace West

**Lot 2** - Land at Belhaven Terrace West Lane

**Lot 3** - Land at Belhaven Terrace West Lane

A closing date will be set and in turn interested parties are advised to formally note their interest to the sole selling agents. Arrangements for any closing date will be notified to interested parties.

The premises are currently entered in the Valuation Roll as having the following Council Tax bandings:

- 17 Belhaven Terrace West - Band H
- 18 Belhaven Terrace West - Band A
- 19 Belhaven Terrace West - Not banded

Any intending purchaser will require to satisfy themselves as to the incidence of VAT in respect of any transaction.

Each party will be responsible for their own legal costs incurred in any transaction.

The purchaser will be responsible for payment of Land and Buildings Transaction Tax (LBTT).

Interested parties can request access to a dedicated electronic Data Room, via Ryden, containing copies of floor plans, and technical information, which will assist parties in formulating their proposal for the property.

Viewings will be arranged on a regular basis. Access will be by way of prior arrangement.

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17-19 Belhaven Terrace West, Dowanhill, Glasgow G12 0UW

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0141 204 3838

Indicative Floor Plan

Price

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VAT

Any intending purchaser will require to satisfy themselves as to the incidence of VAT in respect of any transaction.

Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction.

EPC

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Rateable Value

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Viewing & Further Information

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