



Nithsdale Lodge, Shields Road, Pollokshields, [G41](#)

---





## A residential **development opportunity** located in the heart of Glasgow's vibrant southside.

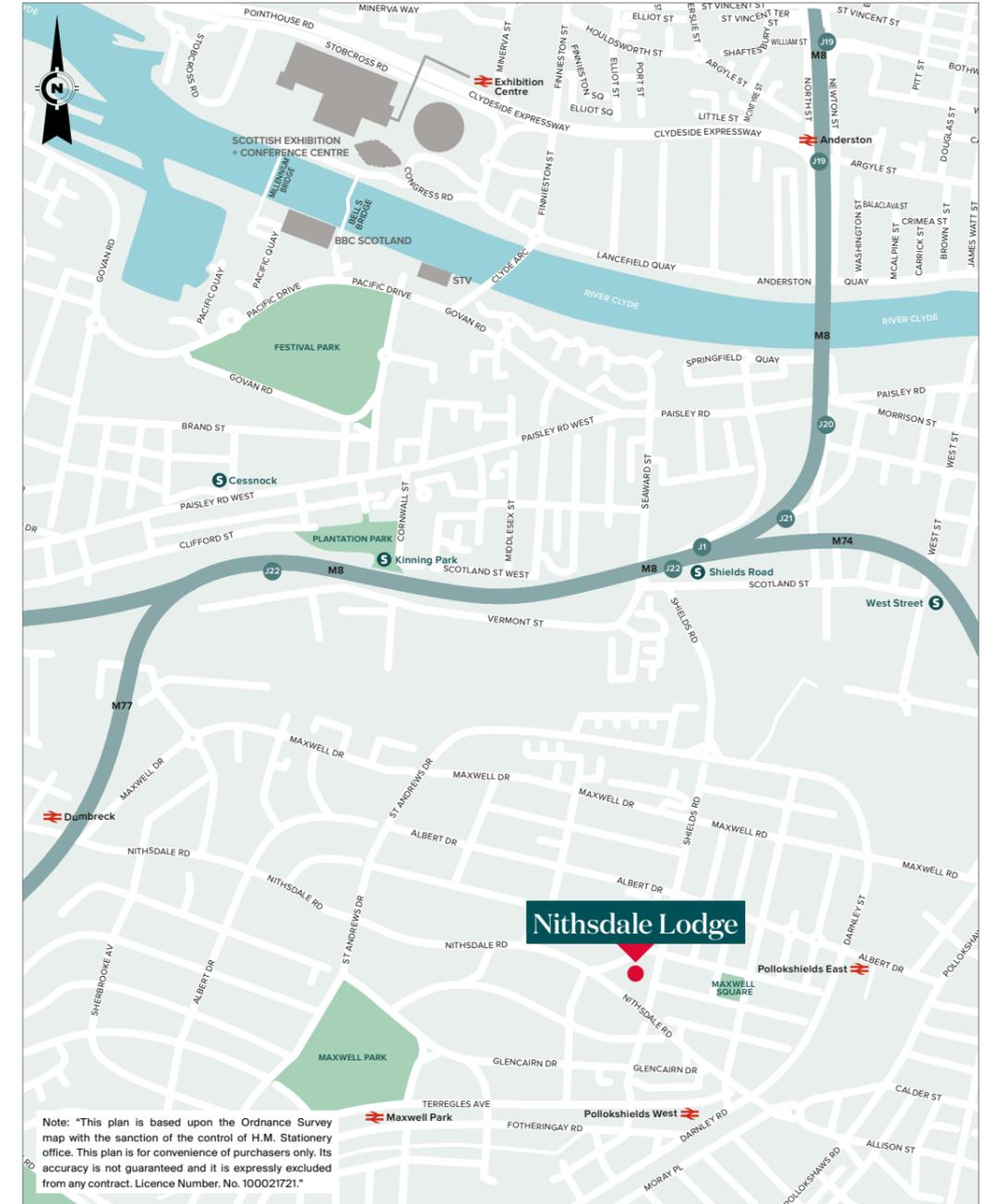
### Location

Nithsdale Lodge is located on the corner of Shields Road and Nithsdale Road, right in the heart of Pollokshields, a vibrant and historic neighbourhood located in the Southside of Glasgow. Shields Road is ideally placed with access to a range of local amenities including many thriving coffee shops, bars, delicatessens and restaurants, including renowned Six by Nico, Sur Lie and Strathbungo with all it has to offer in the vibrant south side area of Pollokshields. Several parks nearby offer a host of recreational activities with Maxwell Park being a particular highlight. A little further afield there is Springfield Quay with Odeon Luxe Cinema, Alea Casino and many other restaurants and bars.

Pollokshields is well-equipped with essential amenities, including several state and private schools, healthcare facilities, shopping arenas and restaurants. The proximity to Glasgow City Centre is another positive with excellent public transport links including Pollokshields West and East Stations offering regular services to Glasgow Central. Nearby Eglinton Street offers quick access to Glasgow City Centre and the M77, M8 and M74 motorway links are also close by.

### Distances

Pollokshields Train Station East 0.4 miles, West 0.3 miles  
Queens Park Station and Queens Park 0.6 miles  
(All distances are approximate)



## History

Located in the West Pollokshields conservation area in the South side of Glasgow, the B- listed (LB33482) West Pollokshaws Church was built as a Free Church between 1875-79. Designed by WG Rowan in a Thomsonsque style the property is characterised by blond ashlar stonework, raised podium ionic porticos, a tall corner tower and a Doric entrance portico with triple doors. Records show that the church was altered in the 1920s. The church was converted in the 1980/90s to form a nursing home, which was subsequently altered in 2010 to include a nursery in the basement. Following the conversion works no original interior features were retained other than the entrance vestibule. The conversion works, to form a series of bedrooms and associated care home facilities included the creation of an internal steel frame with concrete floors, lifts and fire escape stair. Externally the building remains largely unchanged, other than the creation of a non- traditional rear masonry extension finished in mock stone and a tin roof.



# Development Summary

- Prime consented development opportunity
- Situated in Glasgow's's prime Pollokshields area
- Site area approx. 0.62 acres (0.25 ha)
- Total existing GIA approx. 22,453 sqft (2086 sqm)
- Category B Listed
- Planning permission for re-development to 17 residential apartments.
- To be sold with Vacant Possession
- Offers Invited

## Accommodation Schedule

Apartments	Floors	Bedrooms	Baths	Parking Space	Garden / Terrace	Total Size (sq m)	Total Size (sq ft)
Apartment 1	LG	3	3	1	Private Patio Garden	119	1,281
Apartment 2	LG	2	2	1	Private Patio Garden	94	1,012
Apartment 3	LG	2	1	1	Private Patio Garden	99	1,066
Apartment 4	G	2	2	1	Private Patio Garden	101	1,087
Apartment 5	G	2	2	1	Private Patio Garden	85	915
Apartment 6	G	3	3	1	Communal Garden	108	1,163
Apartment 7	G	3	3	1	Communal Garden	107	1,152
Apartment 8 - Duplex	1st & 2nd	2	3	1	Communal Garden	96	1,033
Apartment 9 - Duplex	1st & 2nd	2	3	1	Communal Garden	88	947
Apartment 10	1st	1	1	1	Communal Garden	75	807
Apartment 11	1st	2	2	1	Communal Garden	90	969
Apartment 12	1st	1	1	1	Communal Garden	49	527
Apartment 13	1st	2	1	1	Communal Garden	65	700
Apartment 14 - Duplex	2nd & 3rd	2	2	1	Communal Garden	114	1,227
Apartment 15 - Duplex	2nd & 3rd	3	3	1	Communal Garden	145	1,561
Apartment 16 - Duplex	3rd & 3rd	3	2	1	Communal Garden	106	1,141
Apartment 17	2nd	1	1	1	Communal Garden	55	592
<b>Total</b>						<b>1,596</b>	<b>17,179</b>

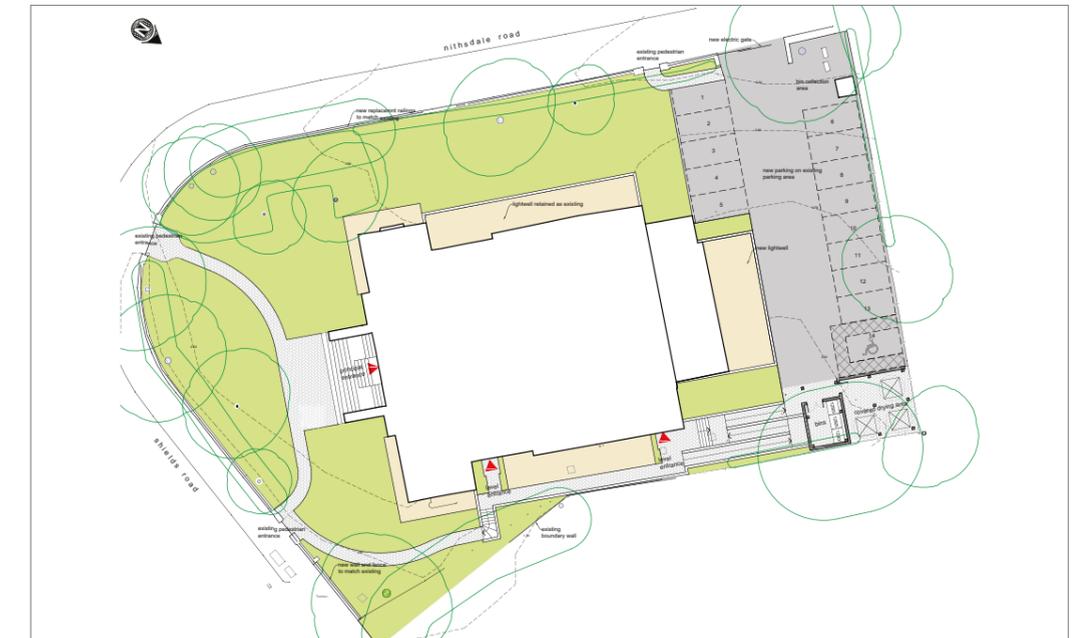
# Development Opportunity

This exceptional building sits on approximately 0.25 hectares (0.62 acres) and presents an exciting residential development opportunity to create 17 generously proportioned one to three bedroom apartments. Within the grounds of the former church, there is parking provision for the properties to the rear of the site accessed off Nithsdale Road. Pedestrian access is available from Nithsdale Road and Shields Road and there is also amenity spaces for bin stores, bike storage and a drying area for the residents.

The proposed plans for the property factor the non-load bearing partitions being removed leaving the steel frame, concrete floors and stair & lift cores. New partitions, floors and ceilings will be erected to form the apartments. The ground floor apartments will have access to private gardens; this will be achieved by altering the basement windows to forms doors with matching stonework. Solar panels are proposed to the South facing roof plane. The panels will provide power for the apartments and will be fitted flush to the surface of the roof. The flats, many of which are dual aspect, are laid out to be generously proportioned and to respect the layout of the existing window locations. The rear elevation extension will be replaced with a single storey flat roof extension finished in copper to the walls with a dark grey single membrane flat roof. The dark copper colour will complement the blond ashlar whilst appearing secondary to the listed property. The remainder of the site would be completed to form a mix of landscaped garden amenity space for residents.

The church has until recently been operated by a care home and a nursery which have both been closed, therefore the site would be sold with vacant procession.

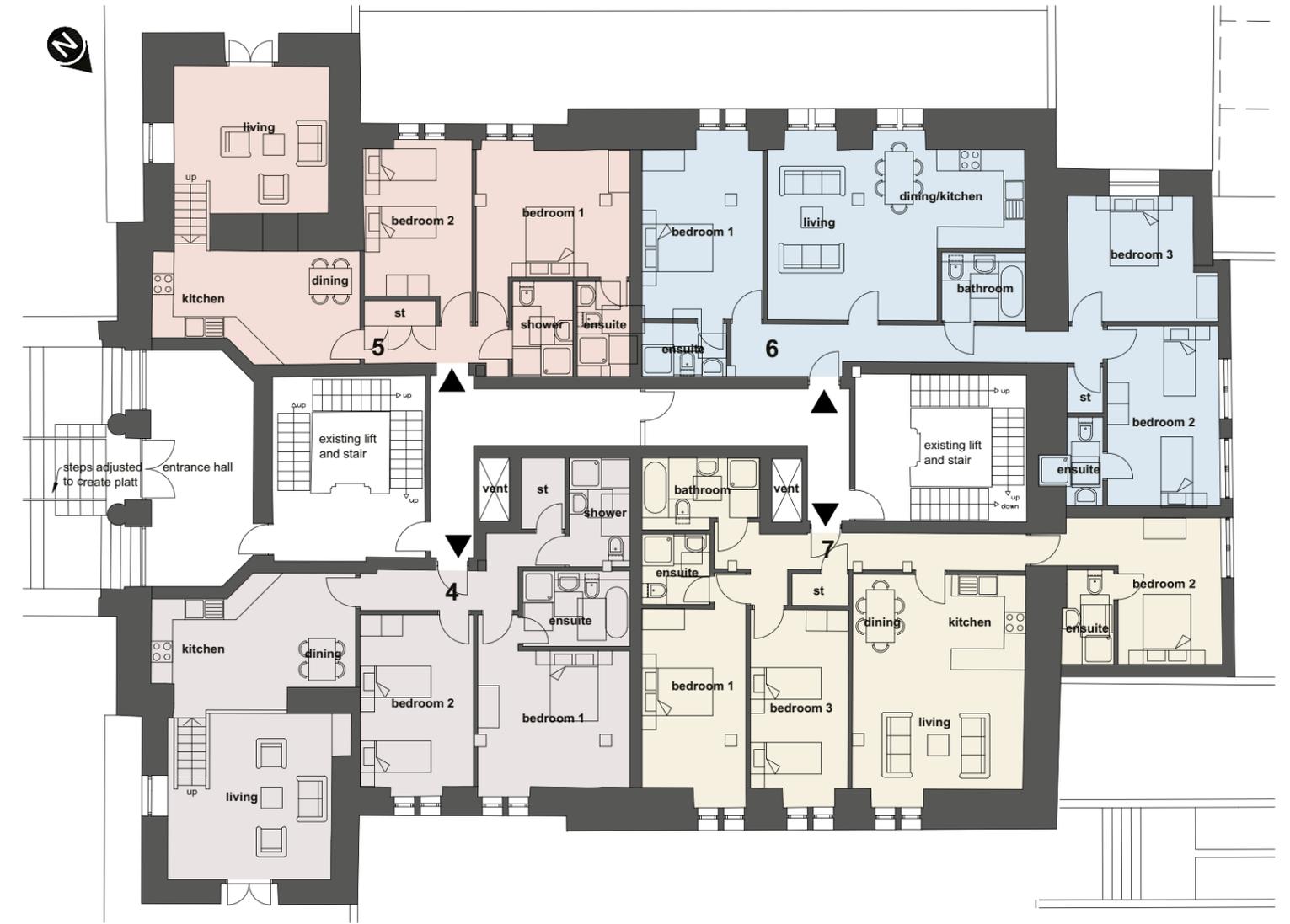
This is a unique opportunity to create generous apartments with outside spaces and parking within an established prime residential area of Glasgow.



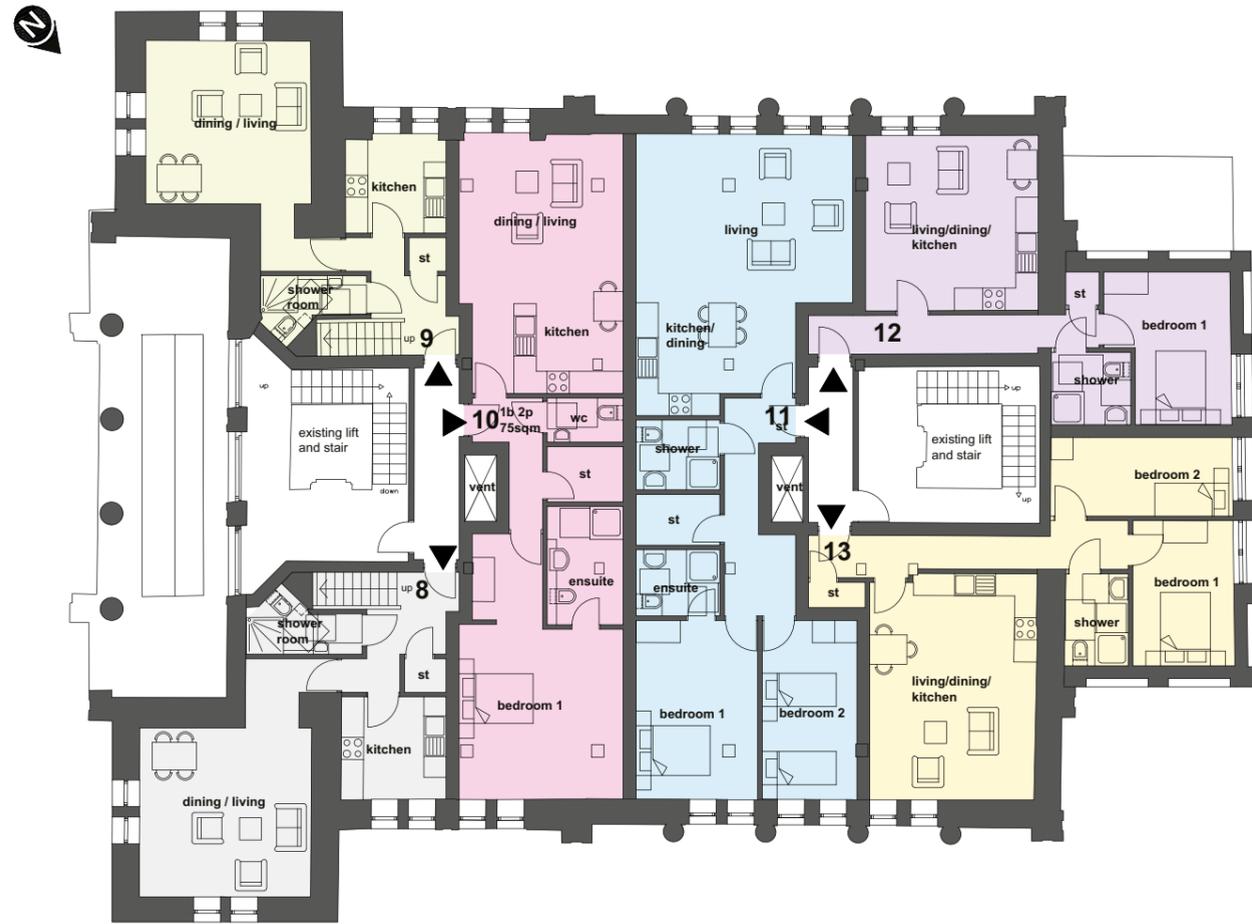
Proposed Plans



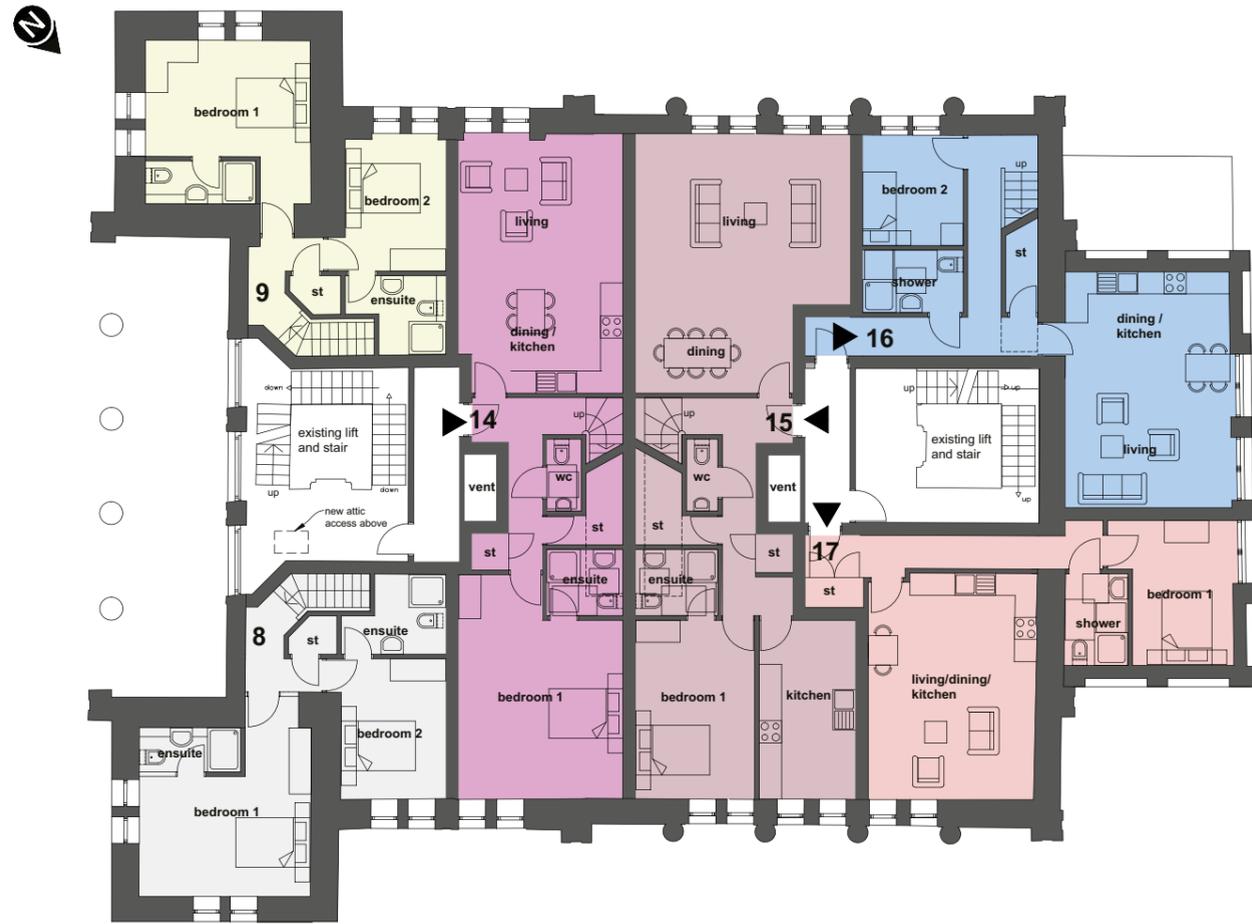
Lower Ground Floor



Ground Floor



First Floor



Second Floor



Third Floor

## Services

The property has been operated in the recent past with gas, electric, water and drainage connections in place. Any purchasers will need to ensure utility provisions will meet their development requirements.

## Boundary & Access

The boundaries and proposed vehicular accesses are shown on the site plan within the brochure. The main vehicular entrance is off Nithsdale Road with access to the proposed 14 car spaces. The front elevation of the property is only to have pedestrian access of Shields Road.

## Vat/Section 75

The property is not opted for VAT.  
The development has section 75 agreement of £21,600 required in lieu of on site amenity provision.

## Contacts



**Neil Scott**  
Residential Development  
+44 7920 290 220  
[neil.scott@knightfrank.com](mailto:neil.scott@knightfrank.com)



**Rosi Dow**  
Residential Development  
+44 7890 026 219  
[rosi.dow@knightfrank.com](mailto:rosi.dow@knightfrank.com)



**James Couper**  
Commercial Development  
+44 7815 465 564  
[james.couper@knightfrank.com](mailto:james.couper@knightfrank.com)

## EPC

The EPC rating is G.

## Planning Consent

**Local Authority:** Glasgow City Council

**Planning Reference(s):** 23/00376/FUL & 23/00377/LBA

**Proposal:** Internal and external alterations associated with change of use to form flatted dwellings, part demolition and erection of extension and associated works.

**Status:** Minded to grant.

**Application Date:** 15th February 2023

**Decision Date:** Minded to grant planning permission subject to section 75 payment.

## Rateable Value

The subjects are entered into the valuation role at £54,500. The rates poundage for 2023/2024 being £0.498 exclusive of water and sewerage rates.

## Viewing

Viewings are strictly by appointment through Knight Frank.

## Financial Guarantee/Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated January 2024. Photographs and videos dated November 2023.  
All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by [wordperfectprint.com](http://wordperfectprint.com)