



FOR SALE: RESIDENTIAL DEVELOPMENT OPPORTUNITY



**DEVELOPMENT SITE:
LEVENBANK
JAMESTOWN
G83 8BZ**



PROPOSAL

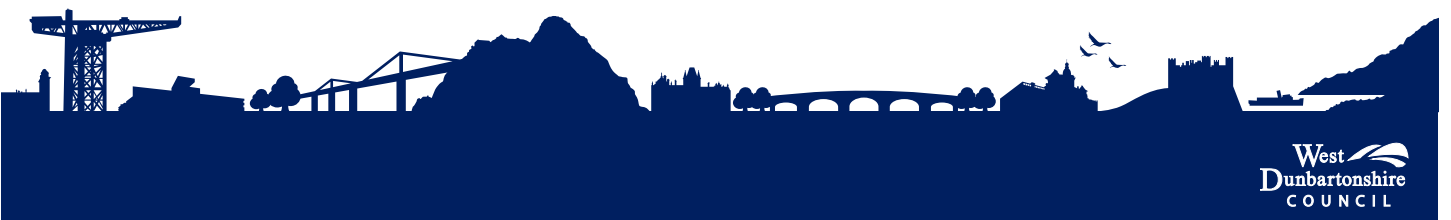
West Dunbartonshire Council are pleased to offer for sale the heritable interest in this residential development site located within the Levenbank area of Jamestown.

LOCATION

Jamestown is a small town situated between Bonhill and Balloch and approximately 1 mile from the A82 (Glasgow - Inverness trunk road) which gives access to the M8 motorway, via the Erskine Bridge (6 miles), Glasgow city centre (18 miles), Glasgow International Airport (12 miles) and Loch Lomond & the Trossachs National Park (2 miles).

PROPERTY

The property for sale comprises a largely regular shaped level site situated to the east side of the A813, the main road between Bonhill and Jamestown. The site is currently overgrown with rough grassland and vegetation.



The site is bounded on the north by Levenbank Road which provides access to Jamestown Industrial Estate; to the east by farmland; to the south by Milton Loan - a pocket of private housing; and to the west by a relatively modern residential development: Levenbank Terrace.

The surrounding area contains a mix of residential and industrial properties. Access to the site will be from Levenbank Road.

SITE AREA

We calculate the site area extends to 7.07 acres (2.86 hectares) or thereby.
The approximate site boundaries are shown on the attached plan.

PLANNING

The site is allocated as being potentially suitable for Residential Development in the West Dunbartonshire Council Local Plan Ref H2 (30). The land to the north east of the site Ref H2 (29), which is privately owned, is also identified as a potential residential development opportunity and the Planners would ideally like the two sites to connect and relate to each other once developed. Interested parties are advised to make their own enquiries about the site to:

WDC Planning
Planning and Building Standards
Telephone: 0141 951 7940
Email: buildingandplanning@west-dunbarton.gov.uk
<https://www.west-dunbarton.gov.uk/planning-building-standards/planning-applications/pre-application/pre-application-enquiry/>

ROADS

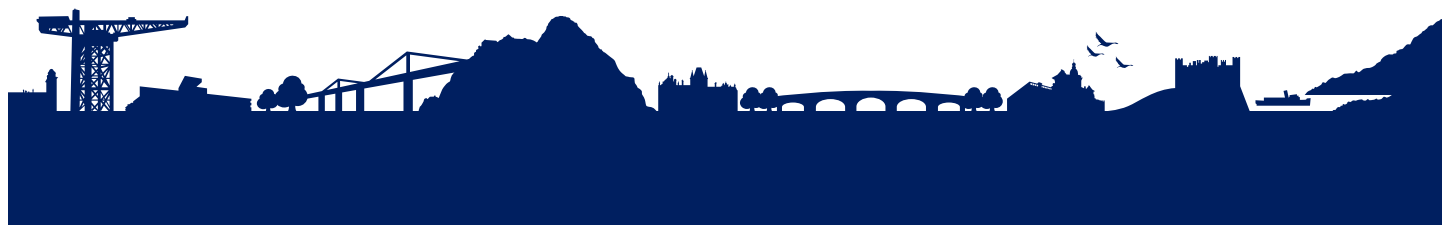
Initial informal advice from the Roads Department is that the most appropriate location for the access is using Levenbank Road. The junction with the A813 will require to be altered as necessary to allow access to the new development. The Road layout of the new development should conform to the National Roads Development Guide. It should also be noted that where there are more than 100 units served by a single vehicular access, an emergency access should be provided. Parking should conform to WDC Parking Standards.

A Road Construction Consent will be required to construct the road layout, along with a Road Opening Permit to provide utilities. A Road Bond will also be required. Interested parties are advised to make their own enquiries to:

Network Management Coordinator
Roads Services
6-14 Bridge Street
Dumbarton
G82 1NT
Email: roads@west-dunbarton.gov.uk

SITE CONDITIONS

The Council have recently obtained a Preliminary Investigation Report on Ground Conditions, a copy of which can be provided to seriously interested parties.



TENURE

The heritable interest in the property is available for sale.

OFFERS

We are seeking offers for the benefit of the Council's interest in the property. It is likely that a closing date will be set for receipt of offers and it is strongly recommended that parties, register their interest in writing.

VAT

This property is vat elected and accordingly vat will be payable on the purchase price.

FURTHER INFORMATION AND VIEWING

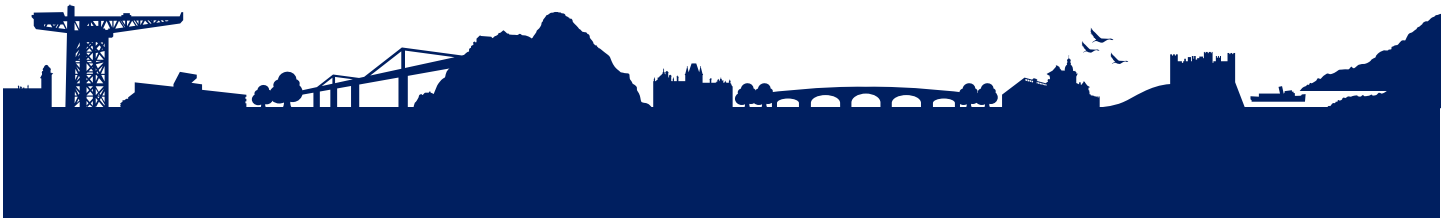
Parties are asked to register their interest in writing with:

J David Johnston
Asset Management
West Dunbartonshire Council Council Offices
Bridge Street Dumbarton
G82 1NT Tel: 01389 737581
Email: david.johnston2@west-dunbarton.gov.uk

IMPORTANT NOTICE

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of an offer or Contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of all matters upon which they intend to rely.
3. No person in the employment of West Dunbartonshire Council has any authority to make or give any representation or warranty whatever in relation to this property.
4. This brief does not constitute approval under the Planning Act. The purchaser will require to submit applications for planning permission etc. in the usual manner. Advice in this respect is available from the Council's Development Management Team.
5. West Dunbartonshire Council reserve the right to impose title conditions/securities to take into account the particular circumstances of the transaction including, for example, the proposed use of the subjects and any price restrictions."

Date prepared: February 2022





West Dunbartonshire Council

Title : Development site, 2.857ha at Levenbank Road, Jamestown

Map No : AM640A

Map Ref : NS3981SE

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Date : 07/12/2021

Scale : 1:2500

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