



FOR SALE: DEVELOPMENT SITE- ITEM 9 APPENDIX 1



LEVENSIDE ROAD, VALE OF LEVEN INDUSTRIAL ESTATE, DUMBARTON G82 3PE



PROPOSAL

West Dunbartonshire Council are pleased to offer for sale the heritable interest in this site located within the established Vale of Leven Industrial Estate.

LOCATION

Vale of Leven Industrial Estate is located approximately 0.5 mile from the A82 (Glasgow - Inverness trunk road) which gives access to the M8, via the Erskine Bridge (approx 5 miles), Glasgow city centre (approx 16 miles), Renton station (on the Balloch line) is within walking distance of Vale of Leven Industrial Estate and is accessed by footbridge over the River Leven. The estate is long-established, and offers good connectivity in conjunction with a semi-rural setting.

PROPERTY

The property for sale comprises a regular shaped level site situated on the west side of Levenside Road . The site has gate access and is fenced.

The surrounding area contains industrial properties and development land.



SITE AREA

We calculate the site area extends to 645 sq meters (0.16 acres) or thereby.
The site boundaries are shown on the attached plan.

PLANNING

In the proposed local development plan (2020, as amended), the site is zoned as existing industry and business use. Accordingly, Use Classes 4, 5 and 6 would be appropriate for the site.

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

TENURE

The heritable interest in the property is available for sale.

SUBSTATION

There is an electricity substation to the north west of the site which is excluded from the demise to be sold.

SP Distribution Ltd and their permitted successors and assignees have a free and uninterrupted right of access from the substation to Levenside Road along the route shown hatched on the attached plan. Accordingly, this area of the site cannot be built upon or blocked in any way.

VAT

The property is elected and accordingly Vat will be added to the purchase price.

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.

FURTHER INFORMATION and VIEWING

Parties are asked to register their interest in writing with:
J David Johnston, Asset Management
West Dunbartonshire Council
Council Offices
16 Church Street
Dumbarton
G82 1QL
Tel: 07785632859
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: May 2023



West Dunbartonshire Council

Title : Area in Vale of Leven Industrial Estate

Map No :

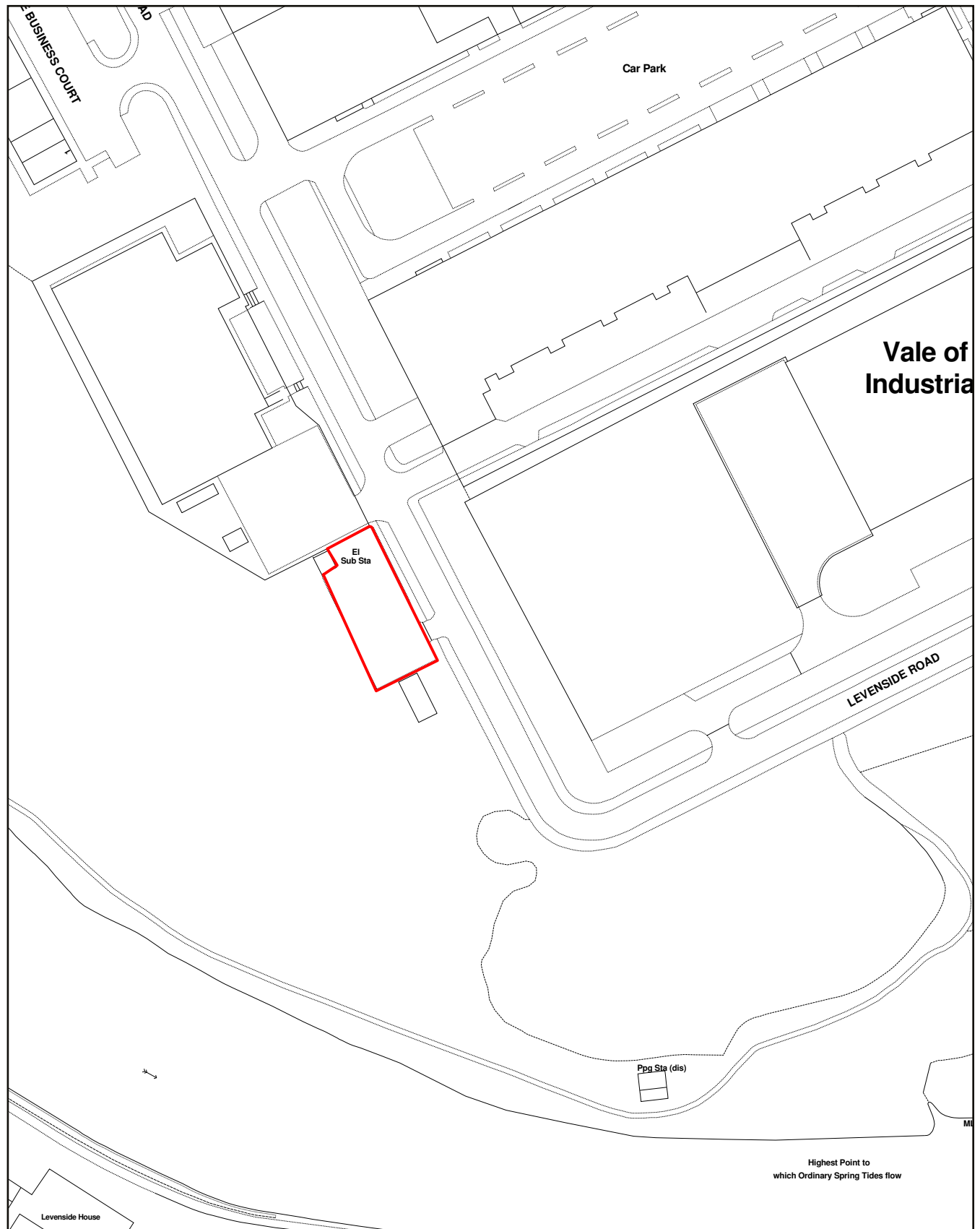
Map Ref : NS3977NW

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Date : 30/01/2020

Scale : 1:1000

West
Dunbartonshire
COUNCIL



West Dunbartonshire Council

Title : Wayleave at Levenside Road, VoLIE

Map No : AM620

Map Ref : NS3978SW

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Date : 25/05/2021

Scale : 1:500

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