

**WEST DUNBARTONSHIRE COUNCIL****Report by Chief Officer: Supply, Distribution and Property****Infrastructure Regeneration and Economic Development Committee:****16 August 2023**

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**Subject : Sale of 1.08 Hectares (2.66 acres) of land at Auchentoshan Estate, Mountblow Road, Clydebank**

**1. Purpose**

- 1.1** The purpose of this report is to seek Committee approval for the Council of the Committee that the Council enter into a contract for the disposal of 1.08 Hectares (2.66 acres) of land at Auchentoshan Estate, Mountblow Road, Clydebank to Brian Kilgour.

**2. Recommendations**

- 2.1** It is recommended that the Committee:

- (i) Approve the disposal of the site to Brian Kilgour, at a price of £225,000 plus VAT.
- (ii) Authorise the Chief Officer, Supply, Property and Distribution to conclude negotiations on such conditions as considered appropriate.
- (iii) Authorise the Chief Officer, Regulatory and Regeneration to conclude the transaction on such conditions as considered appropriate.

**3. Background**

- 3.1** This land is wholly owned by West Dunbartonshire Council and comprises cleared land which previously housed the former Auchentoshan Day Centre at the Auchentoshan Estate in Clydebank. The land is currently unoccupied and has been for a number of years, extending to 1.08 Hectares (2.66 acres) or thereby and as shown delineated bold on the Location Plan attached as Appendix 1.
- 3.2** A lease disposal (with Option to Purchase) to The Church of Scotland operating as 'CrossReach' was previously approved by Committee on 17 September 2014. However, the transaction with CrossReach ultimately did not conclude and has remained available and marketed for sale by Asset Management since that time.



- 3.3.** The site is accessed by a private road leading from Mountblow Road, Clydebank, which in turn connects the A82 trunk road to the north with Dumbarton Road (A814) to the south.
- 3.4** In terms of historic use, the Day Centre which was owned and operated by the Council, closed in February 2009 and the service was relocated. Following the closure, the property suffered from extensive vandalism and was subject of several arson incidents. As a result, the building became dilapidated, unsafe and a financial burden on the Council in terms of ongoing maintenance and security. The building was therefore demolished by the Council in 2013.
- 3.5** The main part of the site (was previously occupied by the former Day Care building) is level which then drops steeply to the south down to a level terrace which is accessed by a rough roadway. The lower area accessed by stone steps from the upper terrace is included within the area to be potentially sold.
- 3.6** Generally the site is unfenced and open apart from palisade fences to the east and south of the building. At other boundaries, there is a mixture of trees and low timber post and wire fencing. The site is secluded within an extensive woodland area subject to Tree Preservation Order(s).
- 3.7** Three residential dwellings border the site on the west and existing vehicle and pedestrian access rights to them must be retained. In addition, two woodland paths emerge at the north end of the site and access to the same must also be reserved.
- 3.8** The site property benefits from mains water, electricity and gas connections. The drainage system is via a private sewer leading generally south of the site, through Dalmuir Golf Course and joins the public sewer which also runs through the golf course and into Littleburn Place, Clydebank. Part of the drainage system from the Kilpatrick Nursery School and the three houses to the west of the site also link into the private sewer.

#### **4. Main Issues**

- 4.1** The property is not required by the Council for any operational purposes.
- 4.2** The site has been available for sale and ultimately unsold for a considerable number of years.
- 4.3** The Property has been extensively marketed and an offer was received by Brian Kilgour for him to purchase the property.
- 4.4** Brian Kilgour intends to develop the site for Social Housing use in the form of new build detached, semi-detached and terraced units.



- 4.5 Officers believe this to a fair and competitive price for the property having due regard to its characteristics and challenging disposal history.
- 4.6 Any application for a specific land use and erection of any structures by the proposed purchaser will require to be considered by the Planning Committee in due course.
- 4.7 Officers are advised construction of this new housing will be via an innovative 3D printing process (the likes of which has been implemented in Germany, for example) and will be the first of its kind in Scotland. The favoured application for this would be COBOD 3D printing or better. Planning consent has not yet been sought or obtained for the prospective purchaser's proposal.

## **5. People Implications**

- 5.1 There are no significant people implications other than the resources required by Legal Services to negotiate missives and conclude the transaction.

## **6. Financial and Procurement Implications**

- 6.1 The Council will benefit from a capital receipt of £225,000 plus VAT.
- 6.2 The Council will no longer have to incur resources in managing the property.
- 6.4 There are no procurement implications arising from this report.

## **7. Risk Analysis**

- 7.1 The disposal is subject to legal due diligence.
- 7.2 As with any transaction of this nature there is a risk of the sale not proceeding due to issues which arise during the due diligence process and the property may require to be retained on a leasehold basis.

## **8. Environmental Sustainability**

- 8.1 We understand the prospective purchaser intends to develop the site for Social Housing use, in particular, via sustainable construction techniques and methods.

## **9. Equalities Impact Assessment (EIA)**

- 9.1 An Equality Impact Assessment is not applicable for the purpose of this report.

## **10. Consultation**

- 10.1 Consultations have been undertaken with Finance and Regulatory Services, Planning and Road Services.



## **11. Strategic Assessment**

- 11.1** By agreeing to this proposal the Council will benefit in terms of receiving a capital receipt and removing a potential liability from the Council's books.
- 11.2** A site which has lain vacant and unused for a number of years will be brought back into positive land use.
- 11.3** By agreeing to this proposal this will be contributing to the Council's strategic priority for a strong local economy and improved opportunities.

Angela Wilson  
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Date: 20 July 2023

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<b>Appendices:</b>	Appendix 1 - Location Plan
<b>Background Papers:</b>	None
<b>Wards Affected:</b>	Ward 5