



FOR SALE: DEVELOPMENT OPPORTUNITY



2a MANSE DRIVE, BALLOCH, G83 8HQ

LOCATION

The town of Balloch is situated approximately 25 miles north west of Glasgow City Centre, within the 'Vale of Leven'. The subject property is located on the north side of Miller Road close to the junction with Manse Drive. The surrounding area is predominantly residential in character.

DESCRIPTION

The subjects comprise a single storey building of brick construction with a pitched slated roof. The building is on a level regular shaped site.

The building has an electricity and a mains water supply.

The building was last used as changing rooms and comprises a main room, showers and toilet facilities.

ACCOMODATION

Net Internal Area is as follows:

Ground Floor: 50.13m² (540 sq ft) or thereby.



SITE AREA

The site area extends to 0.96 acres (388sqm) or thereby.

RATEABLE VALUE

The property is entered in the Valuation Roll at NAV/RV (2023) at £700 per annum. Further information can be obtained by contacting the Assessor's Office, Clydebank on telephone number 0141-562-1272 or visit their website at: www.saa.gov.uk

PLANNING

We are advised that the property is within a residential area/existing neighbourhood as defined by the adopted local plan and proposed local development plan. Residential or community use would be the most compatible uses in this area.

Interested parties are advised to contact Planning and Building Standards at West Dunbartonshire Council to discuss any proposals they might have for the property.

TEL: 0141 951 7930

Email: development.management@west-dunbarton.gov.uk

ENTRY

Immediate entry is available.

VAT

The property is not elected for vat.

OFFERS

We are seeking offers for the benefit of the Council's heritable 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."

Date prepared: August 2024



West Dunbartonshire Council

Title : 2a Manse Drive, Haldane

Map No : AM704

Map Ref : NS4081NW

Reproduced by permission of Ordnance Survey on behalf of HSMO
(C) Crown Copyright and database right 2019. All rights reserved.
West Dunbartonshire Council Licence No. 100020790.

Date : 20/10/2022

Scale : 1:1250

