

For Sale

Development Opportunity
Former Boquhanran House
Dickens Avenue
Clydebank
G81 3EP
1.1 ACRES (0.44hectares) or thereby



Preamble

Enjoying a prime position in the heart of Clydebank , this former care home provides an excellent opportunity for conversion or redevelopment to residential compatible use.

The site benefits from extensive frontage overlooking Shakespeare Avenue/ B814 Duntocher Road which is one of the main arterial routes connecting Great Western Road with Clydebank

The surrounding vicinity is one of predominantly two storey housing of mixed tenure with a number of large private villas nearby .

The area is well served by amenities . Recreation facilities include Dalmuir Golf Club and Boquhanran Park /Sports pitches and fitness centre . Loch Lomond and Trossachs National is within half an hour drive time. Nearby Great Western Retail Park and Clydebank Town Centre provide a wide range of shopping facilities.

The site provides an easy commute to Glasgow

St Stephen`s Primary School is 250 yards , Klibowie Primary 840 yards and Clydebank High School 470 yards (All lengths approximate).

There are a number of bus services available on Duntocher Road and Dalmuir Railway Station is approx. 570 yards .

The nearest new housing development is Braidfields at Queen Mary Avenue where Miller Homes report a strong level of sales

Location

The subjects of sale lie to the south of Shakespeare Street /B 814 Duntocher Road and to the north of Dickens avenue in the Radnor Park district of Clydebank as indicated by a red dot on the location plan below.

Description

A former part two storey/ part single storey purpose built care facility . The premises are assumed to have a flat , felted roof . The walls are of concrete panels (more information required)

Planning

The premises are within an area of established residential use within West Dunbartonshire Local Development Plan 2018. Potential purchasers should make their own enquiries with the planning authority.

Terms

The Sellers preference is for clean offers however conditional offers may be considered providing a suitable deposit is paid at conclusion of missives. The Sellers will require a reasonable contribution to their legal expenses . For further information, please contact the sole selling agent.

Price

Offers are invited for our clients heritable interest in the property.



For further information or an appointment please contact:

Stephen Robertson

Email: stephen.robertson@avisonyoung.com

Tel: 0141 305 6311

Gordon Stewart

Email Gordon.Stewart@avisonyoung.com

Tel: 0141 305 6354

Avision Young

Sutherland House, 149 St Vincent Street, Glasgow G2 5NW

Avision Young is the trading name of GVA Grimley Limited. © 2019 GVA Grimley Limited

- 1) Avision Young hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors lessors of this property whose agent Avision Young is) in this brochure is provided on the following conditions:
- 2) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- 3) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- 4) No person in the employment of Avision Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- 5) All prices quoted are exclusive of VAT.
- 6) Avision Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avision Young.