



FOR SALE: RESIDENTIAL DEVELOPMENT OPPORTUNITY

ITEM11 -
APPENDIX 2



**GAITSKELL AVENUE
ALEXANDRIA
G83 0QL**



PROPOSAL

West Dunbartonshire Council are pleased to offer for sale this plot of land which may be suitable for residential development subject to the necessary consents being obtained. The Council are offering For Sale the heritable interest in the site.

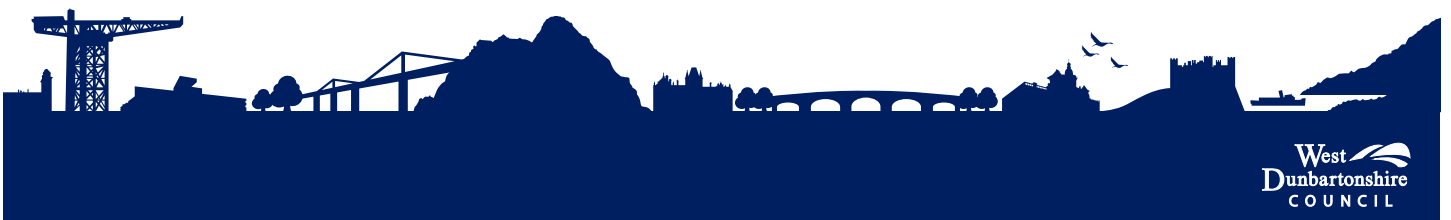
LOCATION

The property is located to the north of Gaitskell Avenue within the Levenvale area which is on the north side of Alexandria close to Argyll Park. The surrounding area is predominantly residential in character.

SITE

The site is level, of a regular shape and is mainly surfaced. It is bounded on the north, east and south sides by fences.

There is an un-adopted road which provides access to the site from Gaitskell Avenue and also provides access to Numbers 42, 44 and 46 Gaitskell Avenue. This access road will be included within the Title to be sold.



SITE AREA

The entire site including the access road extends to 680 sq meters or thereby, The area of the potential development plot is 637sq meters or thereby.

PLANNING

The site lies within a predominantly residential area. Initial discussions with the Planning Department indicate that in principle a residential use for the property/site may be appropriate subject to compliance with the relevant Local Plan and Local Development Plan policies.

The site is within an area designated as Policy H5 Existing Residential Areas under the Adopted Local Plan (2010) the following policy would be used to assess the proposal.

Policy H5 - Development within Existing Residential Areas

The site is also in an area identified as H4 Existing Neighbourhoods, under the Local Development Plan Proposed Plan (2020), the following policy is a material consideration which would be used to assess the principle of development.

Policy H4 - Residential Amenity

It is strongly recommended that interested parties contact Planning and Building Standards at West Dunbartonshire Council. Tel 0141 951 7930 to discuss any proposals they might have for the site.

Email: Planning&BuildingControl@west-dunbarton.gov.uk
Development.Management@west-dunbarton.gov.uk

ROADS

Initial discussions with the Roads Department indicate that the existing residential properties and the subject site could be accessed via the private access road. They recommend that appropriate arrangements be made for access, maintenance and off-street parking.

TENURE

The heritable interest in the property is available for sale.

The property is to be disposed subject to any access rights over the access road.

OFFERS

We are seeking offers for the benefit of the Councils 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

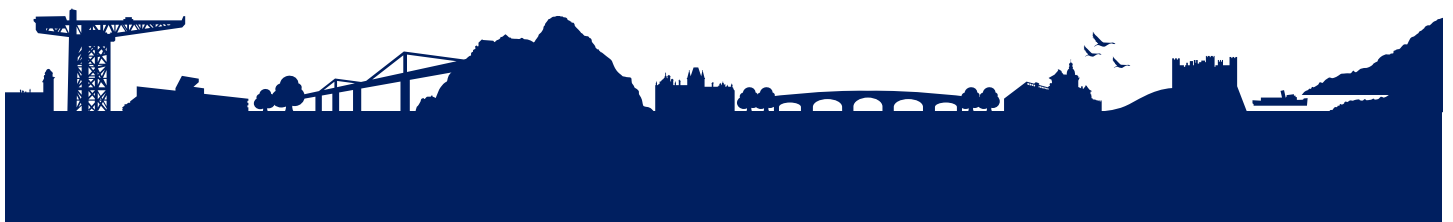
Council Offices

16 Church Street

Dumbarton

G82 1QL

Tel: 07785632859



West Dunbartonshire Council

Title : 680sq.m at Gaitskell Avenue, Alexandria

Map No : AM700

Map Ref : NS3881SE

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Date : 07/10/2022

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