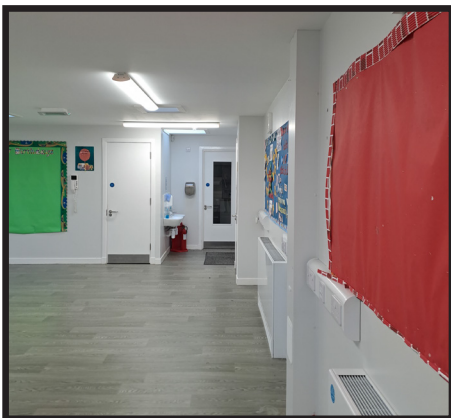




FOR SALE : FORMER BELLSMYRE SCHOOLS OUT CLUB



109 HOWATSHAWS ROAD, DUMBARTON



PROPOSAL

West Dunbartonshire Council are pleased to offer for sale the former out of hours school care building with is located on Howatshaws Road, Dumbarton This property would be suitable for a similar community use.

The Council are offering For Sale the heritable interest in the property.



LOCATION

The property sits in close proximity to Our Lady & St Patrick's High School and Bellsmyre Campus which incorporates two primary schools and an early years childcare centre.

The surrounding area is predominantly residential in character.

PROPERTY

The property is single storey, flat roof, steel frame with plasterboard and pebble dash rendering. There is a small area of garden ground to the front. The property is surrounded by a security fence and gates. The internal accommodation consists of a main space with Kitchen, office, and toilets. The property is in a good condition having been refurbished circa 2017. The overall external area is 96 square metres or thereby.

The land is zoned for open space, but obviously has a building on it already. The preferred outcome would be a re-use of the existing building/site for community use or a use associated with the open space.

The proximity of the site to a floodlit 4G pitch means that residential is less likely to be acceptable. It is strongly recommended that interested parties contact Planning and Building Control 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

TENURE

The heritable interest in the property is available for sale.

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.

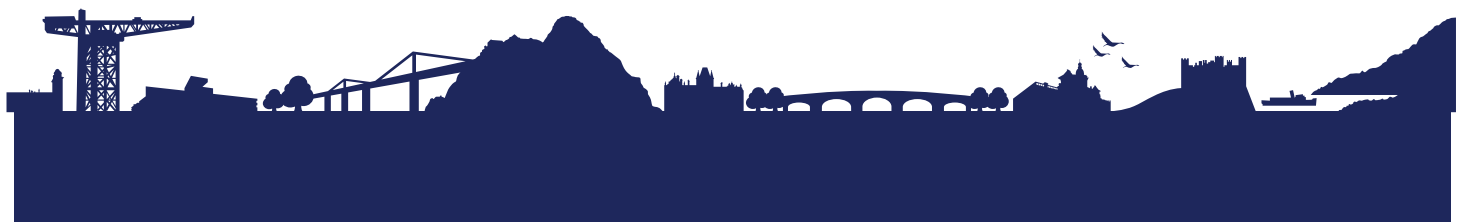
FURTHER INFORMATION and VIEWING

Parties are asked to register their interest in writing to:

Elaine Medinelli, Asset Management
West Dunbartonshire Council
Council Offices
16 Church Street
Dumbarton
G82 1QL

elaine.medinelli@west-dunbarton.gov.uk
Tel: 07534104405

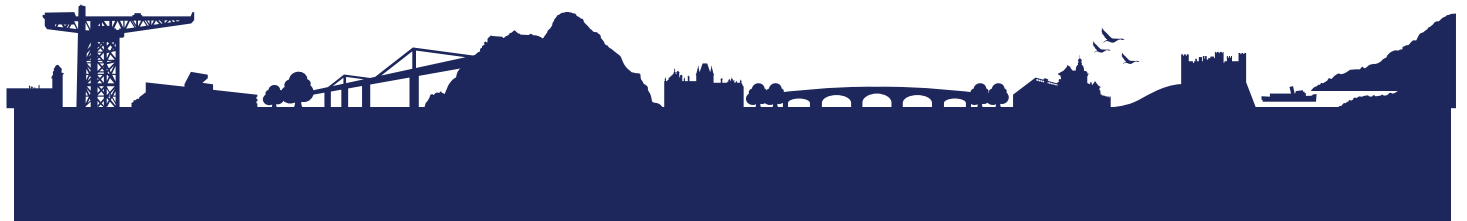
For viewing please contact Elaine on the above mobile telephone number



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: June 2024



West Dunbartonshire Council

Title : EMHOWATSHAWS

Map No : AM631B

Map Ref : NS4076NE

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Date : 18/12/2023

Scale : 1:500

West
Dunbartonshire
COUNCIL

