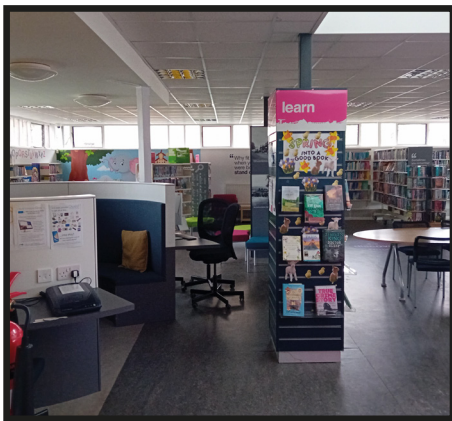




## FOR SALE : DEVELOPMENT OPPORTUNITY



**CARROCHAN ROAD, BALLOCH, G83 8BW**



### 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 east side of Carrochan Road (A813), the main road between Balloch and Jamestown. The surrounding area is predominantly residential in character with Balloch Campus nearby.



## DESCRIPTION

The subjects comprise a single storey former library building of brick construction with a flat roof on a level regular shaped site.

The building has an electricity, gas and mains water supply.

Internally the building comprises a main open plan hall and various ancillary smaller rooms.

There is a surfaced car park to the south of the building, accessed from Craiglynn Gardens.

## ACCOMODATION

Net Internal Area is as follows:

Ground Floor: 280 sqm ( 3,014 sq ft) or thereby.

The surfaced car park extends to 585 sqm or thereby.

## SITE AREA

The site area extends to 0.33 acres or thereby.

## RATEABLE VALUE

The property is entered in the Valuation Roll at NAV/RV (2023) at £14,000 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](http://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.

If the re-use of the building is not viable, then redevelopment of the site for residential purposes would be acceptable subject to design and technical considerations.

Interested parties are advised to contact Planning and Building Standards at West Dunbartonshire Council. TEL 0141 951 7930 to discuss any proposals they might have for the property.

Email: [development.management@west-dunbarton.gov.uk](mailto:development.management@west-dunbarton.gov.uk)

## ENTRY

Immediate entry is available.

## VAT

The property is elected for vat and accordingly vat will be payable on the purchase price.

## 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  
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 including, for example, the proposed use of the subjects and any price restrictions."

Date prepared: July 2024





