



## FOR SALE: FORMER OIL STORAGE BUILDING



**CARSON ROAD  
BALLOCH  
ALEXANDRIA  
G83 0QG**



### **PROPOSAL**

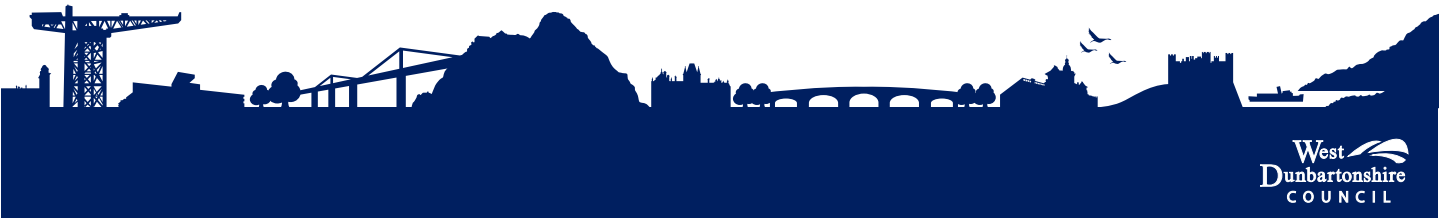
West Dunbartonshire Council are pleased to offer for sale this building, which was previously used as an oil storage facility / boiler house. The Council are offering For Sale the heritable interest in the property.

### **LOCATION**

The property is located on the west side of Carson Road within the Dalvait area of Balloch . The surrounding area is predominantly residential in character.

### **PROPERTY**

The subject property is of brick construction with part sloping/ part flat roofs. Access to the building is via double wooden access doors. The building has mains water and electricity.



## **EPC**

The building has an EPC rating of A5. A copy of the EPC certificate is available for interested parties.

## **FLOOR AREA**

The property has a Net Internal floor area of 842 sqft (78.25 sqm).

## **SITE AREA**

The property is on a site of 102 sq meters or thereby.

## **PLANNING**

The site lies 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 other relevant Local Plan and Local Development Plan policies. The caveat is that the site area may be too small to accommodate a residential unit together with the requisite garden ground and off street parking. An alternative suitable use for the property may be storage.

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 building.

Email: [Planning&BuildingControl@west-dunbarton.gov.uk](mailto:Planning&BuildingControl@west-dunbarton.gov.uk)  
[Development.Management@west-dunbarton.gov.uk](mailto:Development.Management@west-dunbarton.gov.uk)

## **RATEABLE VALUE**

The property is currently listed in the Valuation Roll with a rateable value of £1,050.

## **TENURE**

The heritable interest in the property is available for sale.

## **OFFERS**

We are seeking offers for the benefit of the Council's 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

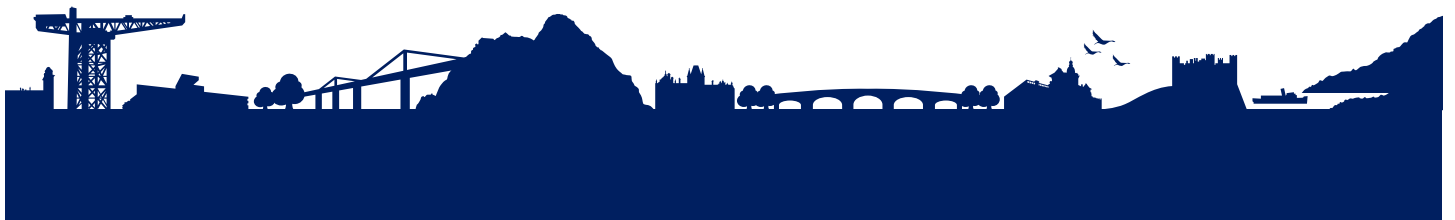
Council Offices

16 Church Street

Dumbarton

G82 1QL

Tel: 07785632859



# West Dunbartonshire Council

## Title : Former Oil storage tank building - Carson Road G83 8QG

Map No : AM639

Map Ref : NS3981NW

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Scale : 1:500

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