

# For Sale

Former  
Our Lady and St Patrick  
School  
Hawthornhill Road  
Dumbarton

G82 5JN

**Area:**  
7.12 Acres (2.88 Hectares)

- Established residential area
- Large prominent site
- Close to local amenities
- Good transport links
- Adjoining all weather sports field

0141 305 6311  
[avisonyoung.co.uk](http://avisonyoung.co.uk)



## Introduction

Situated a short walk to Dumbarton Town centre this site offers an attractive opportunity in an established residential area

Dumbarton enjoys a wide range of amenities and offers easy access to Loch Lomond and Trossachs National Park and excellent links to Glasgow.

Dalreoch train station and Dumbarton Town Centre are nearby

Dalreoch Primary is 0.5miles and Braehead Primary 1.2miles. Secondary education is available at Dumbarton Academy (1.4miles) and Vale of Leven Academy (2.3miles.)

## Description

The existing school buildings are in the process of being demolished to provide a cleared site. Vehicular access is from Hawthornhill Road, with a pedestrian access from Cardross Road to the South



For further information or an appointment please contact:

**Stephen Robertson**

Tel: 0141 305 6311

Email: [Stephen.robertson@avisonyoung.com](mailto:Stephen.robertson@avisonyoung.com)

**Gordon Stewart**

Tel: 0141 305 6354

Email: [Gordon.stewart@avisonyoung.com](mailto:Gordon.stewart@avisonyoung.com)

### Avison Young

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

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

Xx Month 20xx

Property ref: [avisonyoung.co.uk/xxx](http://avisonyoung.co.uk/xxx)

- (1) Avison 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 Avison 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 Avison 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) Avison 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 Avison Young.

## Site Area

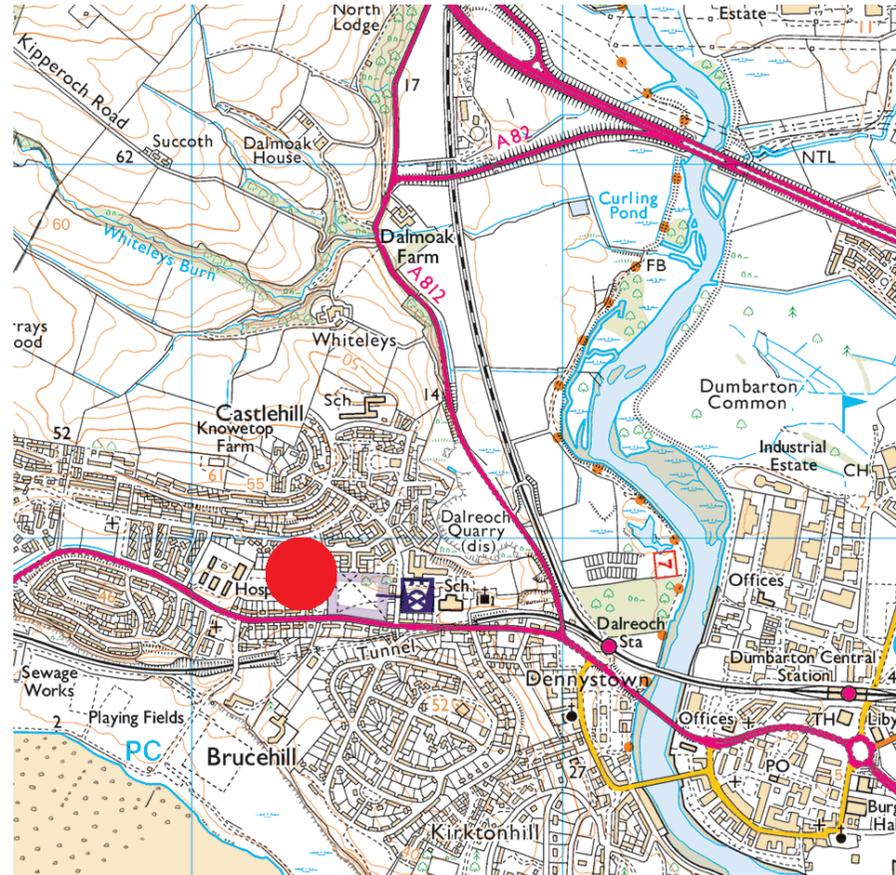
The site extends to 7.12 acres (2.88 Hectares) or thereby

## Planning

The site is currently allocated under the West Dunbartonshire LDP as being public services. However it is anticipated a change of use to residential or other compatible uses would be acceptable.

## Terms

Please contact the selling agent to register an interest and a closing date letter detailing terms of sale will be issued in due course.



For further information or an appointment please contact:

**Stephen Robertson**

Tel: 0141 305 6311

Email: [Stephen.robertson@avisonyoung.com](mailto:Stephen.robertson@avisonyoung.com)

**Gordon Stewart**

Tel: 0141 305 6354

Email: [Gordon.stewart@avisonyoung.com](mailto:Gordon.stewart@avisonyoung.com)

**Avison Young**

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

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

Xx Month 20xx

Property ref: [avisonyoung.co.uk/xxxx](http://avisonyoung.co.uk/xxxx)

- (1) Avison 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 Avison 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 Avison 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) Avison 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 Avison Young,