

SUITABLE FOR COMMUNITY ASSET TRANSFER



FORMER FAIFLEY BOWLING PAVILION, ABBEYLANDS ROAD, FAIFLEY, CLYDEBANK SAT NAV LOCATION: G81 5LB

LOCATION

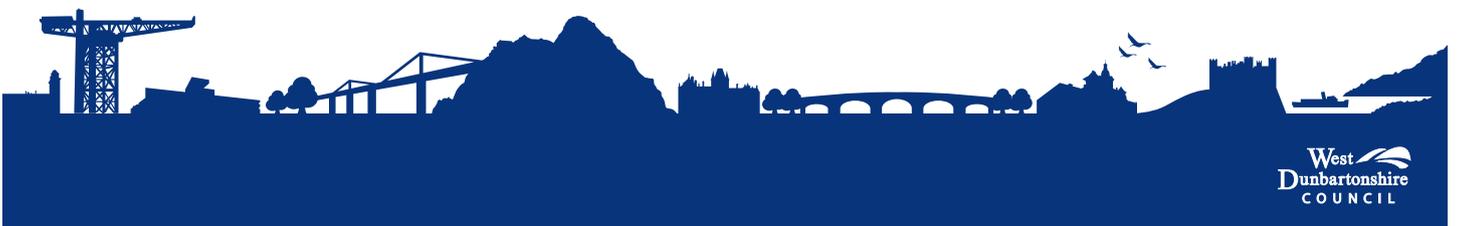
The subject property is located on Abbeylands Road within the Faifley area of Clydebank. The A82, which lies directly to the south of the subject property, allows easy access to Glasgow City Centre around 11 km (7 miles) to the south east. Clydebank Town Centre is located less than 1.5 km (1 mile) from the subject property. The nearby Railway Stations provide regular rail services to Glasgow. Abbeylands Road forms part of a predominantly residential area.

DESCRIPTION

The subject property comprises a detached, single storey building constructed in the 1970s. The building is brick built with a flat felt clad roof which also incorporates pitched sections.

Purpose built as a bowling club pavilion, the interior of the property has been fitted out accordingly. Accommodation comprises a large hall, a kitchen, male and female changing and WC facilities, storage rooms and reception areas. An indicative floor layout plan is attached.

The subject property is set within extensive grounds which currently provide two separate bowling greens situated at different levels and a tennis court area. At present there is no vehicular access to the site.



ACCOMMODATION

The subject property has been measured in accordance with the RICS Code of Measuring (6th Edition) and provides an area as follows: Gross Internal Area (GIA) - 155.45 sqm (1673.31 sqft)

RATING ASSESSMENT

The subject property is not currently entered in the Valuation Roll and will be subject to assessment following sale. Further information can be obtained at www.saa.gov.uk

SERVICES

The subject property benefits from mains water and electricity supply. Drainage systems are via the public sewer. The vendor provides no warranty in terms of services. Prospective purchasers will be required to satisfy themselves as to the existence and suitability of such services.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of F. A copy of the certificate along with recommendations can be made available on request.

PLANNING

In the West Dunbartonshire Local Plan (Adopted March 2010), the site is zoned under Policy R1 for the retention of Open Space. The policy presumes against development which adversely affects the use, character or amenity of areas of valued and functional open space. This is reinforced in the Proposed West Dunbartonshire Local Development Plan which zones the site under Policy GN1, stating that development which would result in the loss of an open space which is, or has the potential to be of quality and value, will not be permitted unless provision of an open space of equal or enhanced quality and value is provided within the development or its vicinity. Within this context, various alternative uses could be considered. Interested parties should make their own enquiries directly with West Dunbartonshire Council Forward Planning department by contacting Moira Clark on T: 01389 738539 or E: moira.clark@west-dunbarton.gov.uk

TENURE

West Dunbartonshire Council wish to sell the heritable interest in the subject property. Consideration may be given to leasing the property.

DEMISE

The area to be sold is delineated and hatched in red on the attached OS Plan.

LEGAL

The purchaser will be responsible for all legal costs and outlays associated with the transaction.

PRICE

Offers in excess of £110,000 (One Hundred and Ten Thousand Pounds) are invited. West Dunbartonshire Council is not obliged to accept the highest offer or any other offer.

OFFERS

It is anticipated that a closing date for offers may be set in due course. All parties wishing to make an offer should register their interest in writing or by e-mail as per the contact details below in order that they can be kept fully informed.

CONTACT

Enquires can be made to:

Michelle Lynn
West Dunbartonshire Council
Housing, Environmental and Economic Development
Asset Management Section
Council Offices
Garshake Road
Dumbarton
G82 3PU
Tel: 01389 776992
Email: michelle.lynn@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:
December 2016.



West Dunbartonshire Council

Title : Former Failfley Bowling Club, Abbeylands Road, Clydebank

Map No : AM10

Map Ref : NS5072NW

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Date : 31/07/2014

Scale : 1:1250

