



FOR SALE
Surplus Land
Crosslet House
Stirling Road
Dumbarton
DD6 8RG

**1.25 Hectares (3.1) Acres
Or thereby.**

- ◆ Prominent Location
- ◆ Frontage to major road
- ◆ Suitable for residential and compatible uses.
- ◆ Good access to local amenities
- ◆ Housing opportunity site under LDP



0141 300 8000
gva.co.uk

Location

Dumbarton lies approximately 10 miles to the West of Glasgow.

The site lies conveniently to the North of Stirling Road, the main arterial road linking Dumbarton and Clydebank to Glasgow. To the West, Stirling Road joins the A82 snaking along the West bank of Loch Lomond through the Loch Lomond and Trossachs National Park.

Dumbarton has excellent transport links with two train stations located within the town, Dumbarton East (1 Km) and Dumbarton Central (1.5 km.)

Local amenities include St James retail Park, with major national occupiers as well as smaller local retailers. There is also Primary and secondary education available within the town.

Description

The site comprises an area of open space and woodland lying to the South of the new build Crosslet House. In total the site extends to approximately 1.25 hectares (3.1 acres).

Residential accommodation surrounds the site to the West and North with Gruggies Wood bounding the site to the South. Vehicle access may be gained from Sutherland Drive or from Crosslet House itself

There is a public right of way that runs through the edge of the site which should be recognised in any future development plans.

Planning

The site has been identified as a potential housing opportunity under the current West Dunbartonshire Local Development Plan as BC1(20)

Terms

The site is owned by West Dunbartonshire Council who will seek a contribution to their legal costs in connection with the sale of the site.

Price

Offers are invited for our clients heritable interest in the property.

For further information please contact:

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