

FOR SALE

DEVELOPMENT SITE

**POTENTIAL CARE HOME
DEVELOPMENT SITE WITHIN
AUCHENTOSHAN ESTATE,
OFF MOUNTBLOW ROAD, CLYDEBANK, G81 4SR**

(Subject to the grant of Planning Permission)

**SITE AREA OF 1.077 HECTARES
(2.66 ACRES) OR THEREBY**

OFFERS WILL BE CONSIDERED

LOCATION

The site of the former Auchentoshan Day Centre lies to the south of the A82 and to the east of Mountblow Road, in the Auchentoshan Estate. Kilpatrick School is located to the west of the site beyond three detached dwellings which adjoin the site. Auchentoshan Wood forms the eastern boundary. Dalmuir golf course and Duntocher Burn are located to the south. The boundaries are shown on the attached Ordnance Survey copy plan extract which is indicative only. Prospective purchasers are required to satisfy themselves as to the extent of ownership and the conditions of title."

The site is accessed by a private tree-lined road leading from Mountblow Road, Clydebank, which in turn connects to the A82 trunk road to the north and Dumbarton Road (A814) to the south. Local bus services serve Mountblow Road, linking the site with the surrounding areas of Clydebank and beyond.

The site, shown edged in red on the copy plan attached, represents the site of the former Day Centre building which has been demolished, and associated garden grounds.



SITE CHARACTERISTICS

The proposed development site extends to 1.077 hectares (2.66 acres) or thereby. It is irregular in shape to the north, being defined by the adjacent woodland. To the south the site is rectangular in shape. The site is tiered over three distinct levels and drops away significantly from north to south. The site of the former day care centre is located on the upper, northern level. Two embankments to the south of the building divide the remainder of the site into distinct levels which are undeveloped.

The site is in a secluded position, being surrounded by woodland. The adjacent residential properties are accessed from within the boundary of the development site and access rights must be retained.

There are a number of significant trees within and bounding the site. The site itself and the grounds of Kilpatrick School are subject to a Tree Preservation Order. The site is bounded to the south, east and north by Auchentoshan Wood which is also subject to a Tree Preservation Order. Auchentoshan Wood is also identified as a Local Nature Conservation Site in the West Dunbartonshire Local Development Plan.

PLANNING AND DESIGN GUIDANCE

Together with the Strategic Development Plan, the 2010 Local Plan forms the Development Plan for West Dunbartonshire. However, the emerging Local Development Plan is now at an advanced stage and provides the most relevant guidance for the development of this site. Within the Local Development Plan, the subjects are covered by Policy DS2 (Green Belt) which restricts development outwith the urban area to the opportunities identified by the Plan and other specified uses. Development in the green belt must be suitably located, designed and landscaped to minimise impact on its setting and not undermine the purpose of the green belt at that location. The northern part of the site, including the footprint of the previous building and the first garden terrace are identified in the Plan under Policy BC2 (Homes for Particular Needs) as an opportunity to provide a site for a Care Home. Development will be restricted to this use and the area identified.

It is important to ensure that the scale, design, density and siting of any new development proposals protect and enhance the character of the existing area. Built development should contribute towards creating a successful place by having regard to the relevant criteria specified in Policy DS1 (Successful places and Sustainable design). In particular development should be distinctive, fit within the local landscape, retain the natural assets and create quality open spaces. Good links should be established with the wider path network and natural surveillance of public spaces ensured to create a safe and pleasant environment. Any proposed development must also protect the green network by conforming with Policies GN1 (Open Space), GN2 (Green Infrastructure) GN3 (Habitat Network), GN5 (Woodland and Trees), GN8 (Outdoor Access) and BH4 (Gardens and Designed Landscapes) in the Local Development Plan.

Any development and associated parking should be contained within the upper level of the site. Suitable means of access should be provided to allow residents and staff to enjoy the garden grounds to the south.

The Council will continue to protect those trees covered by a Tree Preservation Order. A detailed survey of all trees, shrubs and hedging on the site must be submitted together with any planning application and development should avoid adversely affecting the same. All works on site must be in accordance with the survey and with the written agreement of the Planning Authority. All trees on and bounding the site must be suitably protected during development.

The footprint of the former building should form the basis of any new build, which may extend to two storeys in height. Particular attention should be paid to the design treatment and material selection. The building should respect its unique landscape setting and be finished externally in muted traditional materials. Natural slate or a quality slate substitute will be required with appropriate render finish to the walls, and windows should be of traditional proportions with a vertical emphasis. The inclusion of appropriate cladding, such as timber, would assist in the integration of the building with its surroundings.



Prior to any building works commencing, the developer will be required to comply with a programme of archaeological works in accordance with a written scheme of investigation to be approved in writing by the Planning Authority.

Advice on the foregoing and other Planning issues can be obtained from:

Karen McChesney, Lead Planning Officer
West Dunbartonshire Council
Housing, Environmental and Economic Development
Council Offices
Aurora House
Clydebank
G81 1BF
Tel: 0141 951 7943
Email: karen.mcchesney@west-dunbarton.gov.uk

VEHICULAR, PEDESTRIAN ACCESS AND PARKING

The Auchentoshan Estate access to Mountblow Road is not adopted by the Local Authority and the successful purchaser will be liable for a proportionate one third share of maintenance and repair costs.

Access to and parking within the site must be designed in accordance with West Dunbartonshire Council's Road Development Guide. The current guidelines for a Care Home are one parking space per four residents, including provision for staff and visitors.

Prospective purchasers are advised to contact the Council's Roads Services with respect to parking and servicing requirements for the proposed development. It is envisaged that improvement to the existing junction with Mountblow Road may be required to be carried out by the developer.

Advice on the foregoing and other Roads issues can be obtained from:

Raymond Walsh, Network Management Co-ordinator (Roads)
West Dunbartonshire Council
Housing, Environmental and Economic Development
Council Offices (1st Floor)
Garshake Road
Dumbarton
G82 3PU
Tel: 01389 737615
Email: raymond.walsh@west-dunbarton.gov.uk

UTILITY SERVICES

The property benefits from mains water, electricity and gas supplies to the site. The drainage system is via a private sewer leading generally south of the site, through Dalmuir Golf Course and joins the public sewer which also runs through the golf course and into Littleburn Place, Clydebank. Part of the drainage system from the Nursery School and the 3 homes to the west of the site also link into the private sewer.

A copy of a survey of the drainage system to the public sewer is available and can be viewed in the Council Offices, Garshake Road, Dumbarton by contacting Stuart Gibson on 01389 737157 or Joanne McDowall 01389 776996.

Prospective purchasers will be required to satisfy themselves as to the existence and suitability of such services.



RATING ASSESSMENT (Non-domestic Rates)

The former Auchentoshan Day Care Centre's assessment for Rating purposes has been removed from the Valuation Roll following its demolition.

SUBMISSION REQUIREMENTS

Submitted formal legal offers should provide sufficient information about the proposed Development of the property to enable the Council to have due regard, not only to the financial aspects, but to the building design, specification and layout. Accordingly, the submission should comprise, as a minimum requirement, the following components:

Plans, elevations and sections of the proposed development at a scale of 1:100 or 1:500 together with a brief description of materials are required; and

A layout plan at a scale of 1:500 showing the position of buildings, driveways, hard and soft landscaping, and garden areas. Treatment to boundary walls and fencing proposals should also be indicated.

TITLE

West Dunbartonshire Council wish to sell their Absolute Title in the site. Servitude rights of access will be reserved by the Council in order to maintain and repair the drain leading from the nursery school and 3 homes. In addition, servitude rights will be created for the purchaser of the site to maintain the private sewer running through Dalmuir Golf Course.

PRICE

All formal legal offers, received in accordance with the procedures given below, will be considered. West Dunbartonshire Council is not bound to accept the highest or any other offer. It should be noted that in accordance normal practice VAT will be charged on the purchase price.

LEGAL

The purchaser will be responsible for all legal costs and outlays associated with the transaction, including the Council's legal fees.

OFFERS

All parties wishing to make a formal legal offer for the property should register their interest in writing or by email to:

Stuart J Gibson MRICS
Assets Coordinator
West Dunbartonshire Council
Housing Environmental and Economic Development
Council Offices
Garshake Road
Dumbarton
G82 3PU
Tel: 01389 737157
Email: stuart.gibson@west-dunbarton.gov.uk

It is strongly recommended that you seek independent legal advice before submitting a formal offer. All formal legal offers must be submitted in the **Brown coloured Tender Envelope** which should be requested by seriously interested parties.



All formal legal offers must be submitted to:

**West Dunbartonshire Council
Legal, Administrative and Regulatory Services
Council Offices (Ground Floor)
Garshake Road
Dumbarton
G82 3PU**

West Dunbartonshire Council reserves the right to alter the closing date for offers. Notification of any changes will be sent to the parties who have registered their interest **in writing or by email** to the Asset Management Section of Housing, Environmental and Economic Development.

In evaluating the formal offers made, West Dunbartonshire Council will have regard to compliance with the contents of this schedule. Any offer which, in the opinion of the Council, significantly departs from the guidelines set out in the schedule shall be excluded from consideration.

West Dunbartonshire Council will not be obliged to accept the highest or any offer.

FURTHER INFORMATION AND VIEWING ARRANGEMENTS

There is unrestricted access to the site in general. For further information and viewing please contact:

**Stuart J Gibson
Assets Coordinator
West Dunbartonshire Council
Housing, Environmental and Economic Development
Council Offices
Garshake Road
Dumbarton
G82 3PU
Tel: 01389 737157
Email: stuart.gibson@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 of publication 15 Jan 2016.



West Dunbartonshire Council

Title : Auchentoshan Estate Clydebank

Map No :

Map Ref : NS4872

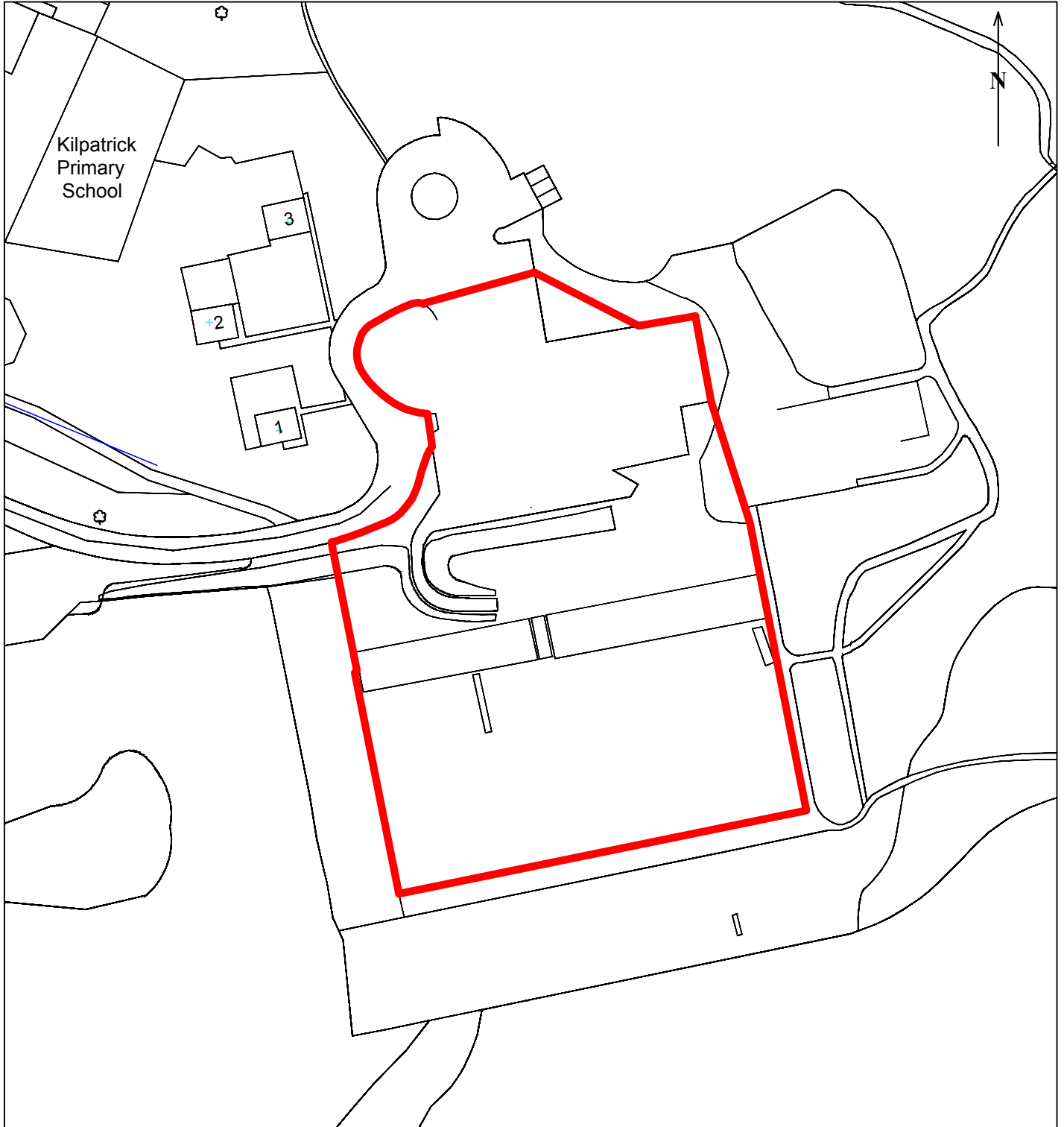
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Date : 25/08/2010

Scale : 1:5000



area bound in red contains 2.66 acres or thereby



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former
Adult Training Centre,
Auchentoshan,
Clydebank

Drawn By:ES
Date:November 2015
Drawing No:AM92
Scale:1.



Council Offices
Garshake Road
Dumbarton
G82 3PU