



## FOR SALE: RESIDENTIAL DEVELOPMENT OPPORTUNITY



**HARDIE STREET,  
ALEXANDRIA,  
G83 0RX**



### **PROPOSAL**

West Dunbartonshire Council are pleased to offer for sale this plot of land which may be suitable for residential development subject to the necessary consents being obtained.

The Council are offering For Sale the heritable interest in the site.

### **LOCATION**

The property is located on the west side of Hardie Street opposite the junction with Engels Street within the Levenvale area which is on the north side of Alexandria close to Argyll Park. Levenvale Primary School is close to the site.

The surrounding area is predominantly residential in character.

### **SITE**

The site is level, of a regular shape and is grassed with mature trees on the western boundary.



## **SITE AREA**

The extends to 429 sq meters or thereby,

## **PLANNING**

The site lies within 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 the relevant Local Plan and Local Development Plan policies.

The site is within an area designated as Policy H5 Existing Residential Areas under the Adopted Local Plan (2010) the following policy would be used to assess the proposal.

Policy H5 - Development within Existing Residential Areas

The site is also in an area identified as H4 Existing Neighbourhoods, under the Proposed Plan (2020), the following policy would be used to assess the principle of development.

Policy H4 Residential Amenity

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 site.

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)

## **TENURE**

The heritable interest in the property is available for sale.

## **VAT**

The property is not elected for vat.

## **OFFERS**

We are seeking offers for the benefit of the Councils 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



## **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."

Date prepared: January 2024



# West Dunbartonshire Council

Title : 429 sq.m or thereby at Hardie Street, Alexandria

Map No : AM689

Map Ref : NS3881SE

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Scale : 1:1250

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