



FOR SALE: DEVELOPMENT SITE



**90-96 NORTH ST
ALEXANDRIA
G83 0EB**



PROPOSAL

West Dunbartonshire Council are pleased to offer for sale this development site in central Alexandria. The site may be suitable for development subject to the necessary consents being obtained.

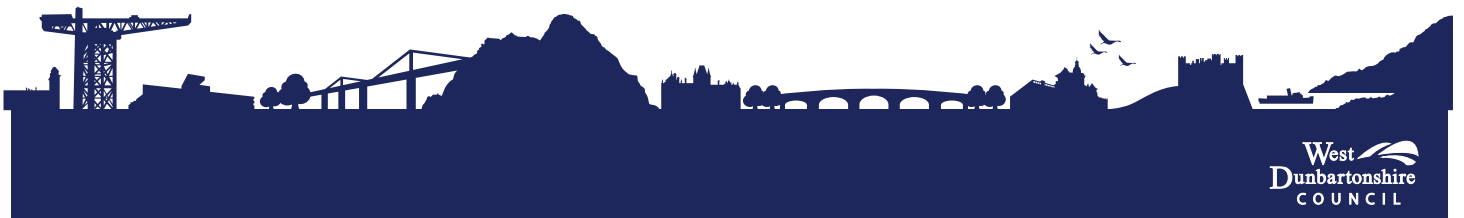
LOCATION

The town of Alexandria is situated approximately 17 miles north west of Glasgow City Centre, within the 'Vale of Leven'. Access to the M8 national motorway network can be gained via the Erskine Bridge which is approximately 7 miles from Alexandria.. The subject property is located to the north of Alexandria town centre on the south side of North Street at the junction with Lennox Street.

DESCRIPTION

The subjects comprise a regular shaped level site which is partially surfaced.

Vehicular access to the site is from North Street. There is a derelict single storey building within the curtilage of the site. The attached plan shows the location and site boundaries.



ACCOMMODATION

The site extends to 0.84 acres (0.34ha) or thereby.

RATEABLE VALUE

The property is entered in the Valuation Roll at NAV/RV (April 2023) at £12,600 per annum.

SITE CONDITIONS

A Phase 2 Site Investigation Report was prepared in May 2022 which concluded that there are elevated levels of contamination at the site which may cause harm to human health in the absence of remedial and/or mitigating measures. It is recommended that a Remediation Options Appraisal Report should be prepared to address identified pollutant linkages and render the site suitable for use.

Copies of the Site Investigation report can be made available to seriously interested parties.

An Invasive non-native species survey was undertaken in August 2022 which identified that Japanese knotweed, buddleia, and field horsetail were growing within the site. Any proposed development will need to address the management or removal of these non-native species.

PLANNING

The Adopted Local Plan 2010 continues to form the development plan for West Dunbartonshire.

The Proposed Local Development Plan incorporating the recommended modifications of the Examination Report, as agreed at the 19 August 2020 Planning Committee is a material consideration in the determination of planning applications.

The National Planning Framework 4 (NPF4) has been approved by the Scottish Parliament and is a significant material consideration for the determination of planning applications. It is anticipated that NPF4 will be published and adopted on the 13th of February 2023; NPF4 will form part of the development plan from this time.

This site is allocated in the Local Plan Adopted 2010 as GD2(20). Policy GD 2 - Redevelopment Opportunities applies to this site, and Schedule GD2 proposes the following uses, "Industrial/business/residential."

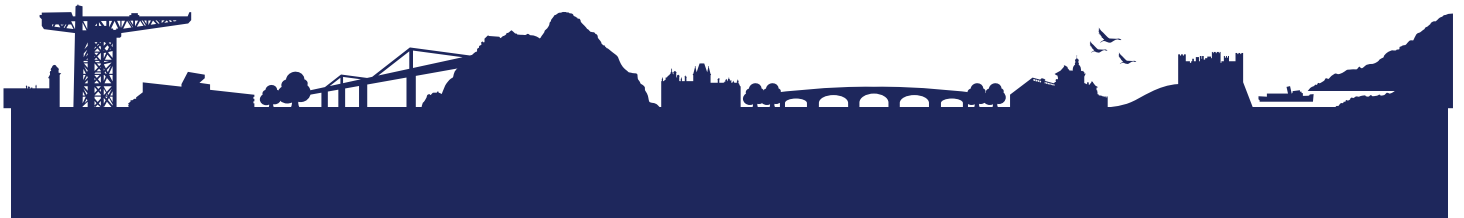
In Local Development Plan 2 Proposed Plan (2020), this site is within an E1 existing industry and business area. Policy E1 Economic Growth applies, and gives support for Business and Industrial uses, Class 4, 5 and 6. Exceptions will be assessed against the criteria in Policy E1.

NPF4 Policy 26 in relation to business and industry gives support for business and industry uses at this location and other employment uses, "where they will not prejudice the primary function of the area and are compatible with the business/industrial character of the area."

NPF4 Policy 16 in relation to quality homes, gives support for housing on sites not allocated for housing in a limited number of circumstances.

It is strongly recommended that interested parties contact Planning and Building Standards at West Dunbartonshire Council. TEL 0141 951 7930 to discuss any proposals they might have for the site.

Email: development.management@west-dunbarton.gov.uk



ROADS

Access to the site is currently from North Street. The section of North Street between Lennox and the railway bridge is not adopted and as such is not maintained by the Council. The ownership of this section of road is unknown.

TENURE

The heritable interest in the property is available for sale.

There is a servitude affecting the site as contained in a Deed of Servitude containing Disposition by the Trustees of William S Buchanan in favour of the British Transport Commission, recorded GRS (Dumbarton) 17 June 1959 as follows:-

- A heritable and irredeemable servitude right of construction, laying down and maintaining a mast 22 feet or thereby in height and erected on a concrete base for the purpose of supporting and carrying the overhead electric line equipment on the adjoining railway, together with the relative overhead wires leading from the said mast over and across the said subjects to the railway, also together with a right of access over the Trustees adjoining land on all necessary occasions for the purpose of erecting, repairing and maintaining same, with the Transport Commission being responsible for all surface damage caused as a result of the erection, repair and maintenance of the mast – the position of the mast and line of overhead wires are as indicated on the plan annexed to the attached Deed of Servitude.

Interested parties can be provided with a copy of this Deed of Servitude and are advised to seek their own Legal advice as to the implications thereof.

OFFERS

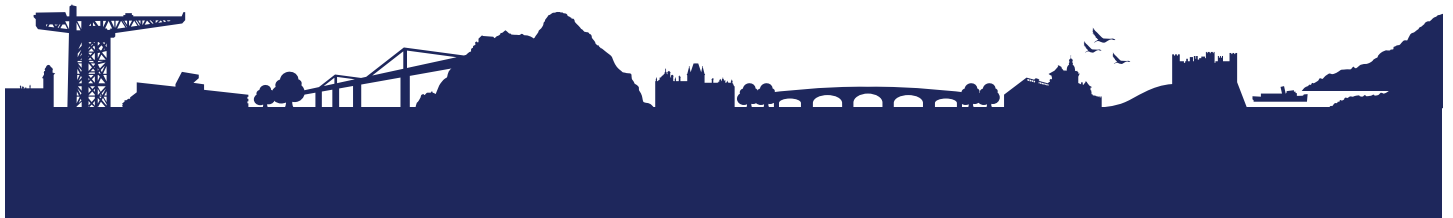
We are seeking offers for the benefit of the Councils interest in the property.

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



West Dunbartonshire Council

Title : 0.84 ACRES 90-96 NORTH STREET, ALEXANDRIA G83 0EB

Map No : DMB78924 Map Ref : NS3980SW Reproduced by permission of Ordnance Survey on behalf of HSMO
Date : 05/08/2013 Scale : 1:1250 (C) Crown Copyright and database right 2019. All rights reserved.
West Dunbartonshire Council Licence No. 100020790.

