

# For Sale

Development Opportunity  
Former Boquhanran House  
Dickens Avenue  
Clydebank  
G81 3EP

1.1 Acres (0.44 Hectares) or thereby



## Preamble

Enjoying a prime position in the heart of Clydebank, this former care home provides an excellent opportunity for conversion or redevelopment to residential compatible use.

The site benefits from extensive overlooking Shakespeare Avenue/ B814 Duntocher Road which is one of the main arterial routes, connecting Great Western Road with Clydebank.

The surrounding vicinity is one of predominantly two storey housing of mixed tenure with a number of large private villas nearby.

The area is well served by amenities. Recreation facilities include Dalmuir Golf Club and Boquhanran Park/Sports pitches and fitness centre. Loch Lomond and Trossachs National Park is within half an hour drive time. Great Western Retail Park and Clydebank Town Centre provide a wide range of shopping facilities.

The site provides an easy commute to Glasgow with a number of bus services available on Duntocher Road and Dalmuir Railway Station closeby.

The nearest new housing development is Braidfields at Queen Mary Avenue where Miller Homes report a strong level of sales.

## Location

The subjects of sale lie to the south of Shakespeare Street/B814 Duntocher Road and to the north of Dickens Avenue in the Radnor Park district of Clydebank as indicated on the location plan below.

## Description

A former part two storey/ part single storey purpose built care facility. The premises are assumed to have a flat, felted roof. The walls are of concrete panels.

## Planning

The premises are within an area of established residential use within West Dunbartonshire Local Development Plan 2018. Potential purchasers should make their own enquiries with the planning authority.

## Terms

The Sellers preference is for clean offers however conditional offers may be considered providing a suitable deposit is paid at conclusion of missives. The Sellers will require a reasonable contribution to their legal expenses.

For further information, please contact the sole selling agent.

## Price

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



For further information or an appointment please contact:

**Stephen Robertson**

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06B701879 Updated July 2019

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