

## **FOR SALE**

OFFERS OVER £700,000

# **CARLEITH FARM**

CLYDEBANK • G81 6SH

## POTENTIAL RESIDENTIAL DEVELOPMENT SITE

- Residential development opportunity subject to planning.
- Currently used as farmland.
- 4 miles from Bearsden.
- Positive feedback from Planning Authority.
- 0.676 hectares (1.669 acres).
- > Potential additional land also available.

#### **LOCATION**

The subjects are known as Carleith Farm and are located within West Dunbartonshire.

The subjects comprise land and various out buildings which historically have been used for farming. Carleith Farm is found just to the west of Duntocher and off the A82 and merely a 1 minute drive from the Erskine Bridge. The subjects are on the north side of the A82 and access gained via a road to the right of the entrance to the Clydebank Dalnottar Crematorium as shown on the attached location plan.

Carleith Farm is located on the west side of Glasgow just beyond the affluent suburbs of Bearsden and Milngavie through to the other side of Duntocher. The A82 is the main route from Glasgow leading through to the rural and popular tourist areas including Loch Lomond and Helensburgh.

#### **DESCRIPTION**

The farm is currently accessed via a single track road from the A82 and comprises farmland with a series of out buildings including the owners farmhouse.

Over the last few years the owners have resided on site without farming the land albeit there is some ongoing uses in terms of storage and horse stables.

The land adjoins Duntocher which is a well-established residential area.

#### SITE AREA

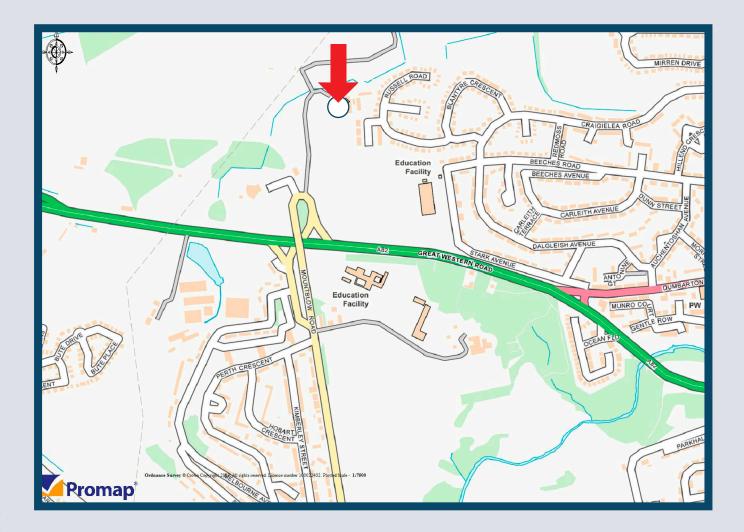
We estimate the site extends to 0.676 hectares (1.669 acres), or thereby.

#### **PLANNING HISTORY**

Planning consent was first granted in 2006 for erection of 6 dwelling houses with double garages and formation of access.

Since that grant of planning which was not taken forward at that time, there has been further discussions with the Planning Authority more recently and they have indicated

## LOCATION



CARLEITH FARM, CLYDEBANK, G81 6SH

that the extent of the original planning consent can be expanded and can now be considered for the entire area shown by the attached OS plan and outlined in red. The area that is hatched in blue is also owned by our client.

A copy of the original planning consents are available upon request.

Further enquiries should be taken up directly with West Dunbartonshire Council.

#### **DEVELOPERS PACK**

A developers pack has been compiled which contains the following information:-

- 1. Title Documents
- 2. Site Plans
- 3. Original Planning Documentation

#### **DISPOSAL TERMS**

Offers over £700,000 are invited for the benefit of our clients heritable interest in the subject property. Interested parties are encouraged to note their interest with the selling agents in order to be kept informed of any closing date which may be set for the receipt of offers.

#### **VIEWING & FURTHER INFORMATION**

Strictly by prior arrangement with:-

#### Jonathan McManus

T: 0141 352 6423

E: jonathan.mcmanus@dmhall.co.uk

#### Claire Hutton

T: 0141 352 6406

E: claire.hutton@dmhall.co.uk

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#### REF

WSA1551

### SITE PLAN



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