

THE CHURCH OF SCOTLAND

ḂAGLAIS NA Ḃ-ALBA



**St Cuthbert's Church, 2A Dalton Avenue,
Clydebank, Glasgow, G81 2SH**



Property

Large single storey church building and hall, occupying a prominent corner position within an established residential area in Linnvale, Clydebank.

The subjects occupy generous grounds and offer potential for development subject to obtaining any necessary statutory consents.

The spacious layout of the church comprises broad entrance hallway, main church hall, second hall, fitted kitchen, meeting room, vestry, gents, ladies and disabled toilet facilities. A basement area provides storage space.

Gross Internal Floor Area: 356.02 sq.m. (3,832 sq.ft)

Rateable Value £6,900

Services

There is mains supply water, electricity and gas. Drainage is to the public sewer.

Grounds

The site is approximately 0.29 hectares (0.82 acres) on the northeast side of Dalton Avenue. The church is surrounded by large garden ground to all sides which is currently laid to lawn. A paved pathway leads to the entrance porch. There is on-street parking in the surrounding area.

Planning

The property falls within Class 10 of the Town & Country Planning (Use Classes) (Scotland) Order 1997 and could, in addition to its current use, be used without the necessity of obtaining planning permission for change of use, as a crèche, day nursery, day centre, educational establishment, museum or public library.

The property has potential for redevelopment for residential use either for private sale, private rented sector or affordable homes, subject to the necessary consents being obtained. The subjects lie within an area covered by Policy H5-Existing Residential in the current West Dunbartonshire Local Plan adopted in March 2010. It is likely that residential development would be supported by the local authority. Interested parties should discuss their proposals with the Planning Department of West Dunbartonshire Council at 0141 951 7930.

Local Area

Situated on the River Clyde, Clydebank is a town in West Dunbartonshire, Scotland. With a large shopping centre which includes various supermarkets and a cinema, the town has a wealth of local amenities. There is a sizeable business park, West College, Scotland and The Golden Jubilee Hospital.

There are regular public transport services with both bus and train stations in the town, with Drumry train station only a five minute walk away. The A82 offers accessible links to Glasgow City Centre and Glasgow Airport.

EPC Rating - G

Viewing Arrangements

By appointment with The Church of Scotland Law Department on 0131 240 2263.

Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor, to:-

Church of Scotland Law Department
121 George Street
Edinburgh EH2 4YN
Telephone 0131 240 2263 Fax 0131 240 2246
Email: properties@churchofscotland.org.uk

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland-General Trustees Scottish Charity No SC014574

