

**Plot of Land
22 Colquhoun Street
Dumbarton
G82 2HJ**

Fixed Price £125,000

This substantial corner plot offers a unique opportunity to build your own home. Offered to the market at a favourable asking price, based on current trends, the land is situated within the prestigious central address of Colquhoun Street, Dumbarton at the corner with Doveholm Avenue.

Reserved Matters Planning Permission has been granted to erect a three bedroom bungalow within the site, with frontage looking onto Colquhoun Street. Off street parking by means of a driveway to the west of the plot, also facing Colquhoun Street. Subject to planning agreement, alterations to this design would be possible. In addition, WDC has confirmed that subject to satisfying the standard requirements for house design, private garden ground, parking etc the proposal could be amended to introduce a block of TWO SEMI DETACHED HOUSES on the site.

The plot extends to 441 square metres. Water and electrical supplies are in place at the plot, while although no gas supply exists, connections nearby are easily accessible.



Travel Directions:

From the town centre roundabout take the exit into Strathleven Place. Continue under Railway Bridge into Bonhill Road then 3rd on right into Round Riding Road. First left into Colquhoun Street and continue to end of street. The plot is on your right



Approval of Matters Specified in Conditions

WEST DUNBARTONSHIRE COUNCIL
TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (SCOTLAND) REGULATIONS

Proposal Proposed erection of dwellinghouse (Matters Specified in Conditions within Planning Permission in Principle ref. DC20/228).

Site Vacant Land At
Colquhoun Street
Dumbarton

Applicant 

Agent Hay Partnership (Lomond) Ltd
73 Glasgow Road
Dumbarton
G82 1RE
F.A.O Robert Hay

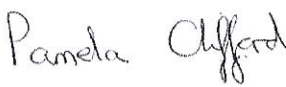
| | |
|----------------------------------|-------------------|
| Permission in Principle Ref. No. | DC20/228 |
| Class of Development | Local Development |
| Decision Type | Delegated |

WEST DUNBARTONSHIRE COUNCIL, AS PLANNING AUTHORITY, IN EXERCISE OF THEIR POWERS UNDER THE ABOVE-MENTIONED ACTS AND ORDERS, AND HAVING CONSIDERED YOUR PROPOSED DEVELOPMENT, THE PLAN(S) DOCQUETTED AS RELATIVE THERETO AND THE PARTICULARS GIVEN IN THE ABOVE APPLICATION, HEREBY:-

DECISION: APPROVE THE APPLICATION IN RESPECT OF MATTERS SPECIFIED IN CONDITIONS SUBJECT TO ANY SUCH CONDITIONS AND REASONS AS MAY BE CONTAINED IN THE ACCOMPANYING PAPER(S) APART.

NOTE: IT SHOULD BE UNDERSTOOD THAT THIS PERMISSION DOES NOT CARRY WITH IT ANY NECESSARY CONSENT OR APPROVAL TO THE PROPOSED DEVELOPMENT UNDER ANY OTHER STATUTORY ENACTMENTS.

DATED THIS: 29th day of September 2021

Signed 
For West Dunbartonshire Council

Planning, Building Standards and Environmental Health Manager
16 Church Street
Dumbarton
G82 1QL

73 GLASGOW ROAD
DUMBARTON
G82 1RE

TEL 01389 733033

ALL SIZES TO BE CHECKED ON SITE

| DRAWN | REF No | DRG No | REV No |
|----------|----------|--------|--------|
| 06/11/20 | 20.11.01 | Loc. | B |

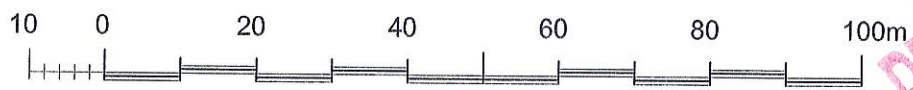
THE HAY PARTNERSHIP

CLIENT [REDACTED]
LOCATION 22 Colquhoun Street
Dumbarton, G82 2HJ
PROJECT Proposed New Dwelling House
-
TITLE Location Plan
-
SCALE 1:1000 @ A4



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LOCATION PLAN 1:1000



PRELIMINARY
9/6/21

73 GLASGOW ROAD
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| DRAWN | REF No | DRG No | REV No |
|----------|----------|--------|--------|
| 06/11/20 | 20.11.01 | 01 | A |

THE HAY PARTNERSHIP

CLIENT

LOCATION 'Doveholm News', 22 Colquhoun Street
Dumbarton, G82 2HJ

PROJECT Proposed Demolition of Existing
Building & Erection of Dwelling

TITLE Site Plan as Existing

SCALE 1:200 @ A4



SITE PLAN - AS EXISTING 1:200



73 GLASGOW ROAD
DUMBARTON
G82 1RE
TEL 01389 733033

THE HAY PARTNERSHIP

CLIENT Mr Brian Lynch
LOCATION 'Doveholm News', 22 Colquhoun Street
Dumbarton, G82 2HJ
PROJECT Proposed Demolition of Existing
Building & Erection of Dwelling
TITLE Site Plan as Proposed
SCALE 1:200 @ A4

ALL SIZES TO BE CHECKED ON SITE

| DRAWN | REF No | DRG No | REV No |
|----------|----------|--------|--------|
| 06/11/20 | 20.11.01 | 02 | A |



SITE PLAN - AS PROPOSED 1:200



