

**SITE OF NORTHFIELD COTTAGE**  
BONHILL, ALEXANDRIA, WEST DUMBARTONSHIRE

# SITE OF NORTHFIELD COTTAGE BONHILL, ALEXANDRIA, WEST DUMBARTONSHIRE

Former cottage site with panoramic views.

Alexandria 1.5 miles ■ Glasgow 18 miles ■ Stirling 31 miles

- Private location close to amenities
- Views over the surrounding countryside and Loch Lomond
- Development potential (subject to obtaining necessary planning consents)

Acreage 0.21 Ha (0.52 Acres)

Offers Over £80,000

## Galbraith

Stirling  
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 OnTheMarket





### **SITUATION**

The Site of Northfield Cottage extends to approximately 0.21 Ha (0.52 Acres) and is located a short distance to the east of the settlement of Bonhill, on the outskirts of Alexandria. Bonhill has a population of around 9,000 and offers a range of day to day facilities including a primary school, restaurants, golf club, rugby club and number of local retailers.

The site is conveniently located within a short distance from the A82, which provides swift access into Glasgow City Centre, approximately 18 miles from the site. There is a train station in Alexandria which offers regular services into Glasgow, Oban and Fort William.

### **DESCRIPTION**

The site of historically formed part of cottage, but only the brick and stone foundations still remain. The access to the site is via a private track which leads east from Hillbank Street within Bonhill.

Please note access to the site is only by foot due to a locked gate adjacent to the public road.

The plot is surrounded by open fields, and benefits from fantastic views across the local countryside towards Loch Lomond and surrounding hills. There are a number of mature trees within the site which provide an attractive backdrop and an element of shelter.

### **SERVICES**

The existing title for the subjects of sale includes rights to connect to adjacent private water supply and septic tank.

### **POST CODE**

G83 9AR

### **WHAT3WORDS**

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://w3w.co/asterisk.reset.positions>

### **SOLICITORS**

The McKinstry Company, Queen's Court House  
39 Sandgate, Ayr, Ayrshire, KA7 1BE

### **LOCAL AUTHORITY**

West Dumbartonshire Council, 16 Church Street  
Dumbarton, G82 1QL  
<https://www.west-dunbarton.gov.uk>

### **VIEWINGS**

Strictly by appointment with the Selling Agents.

### **HEALTH & SAFETY**

The property is surrounded by an agricultural holding and therefore appropriate caution should be exercised at all times during access to and inspection of the site.

### **ANTI MONEY LAUNDERING (AML) REGULATIONS**

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

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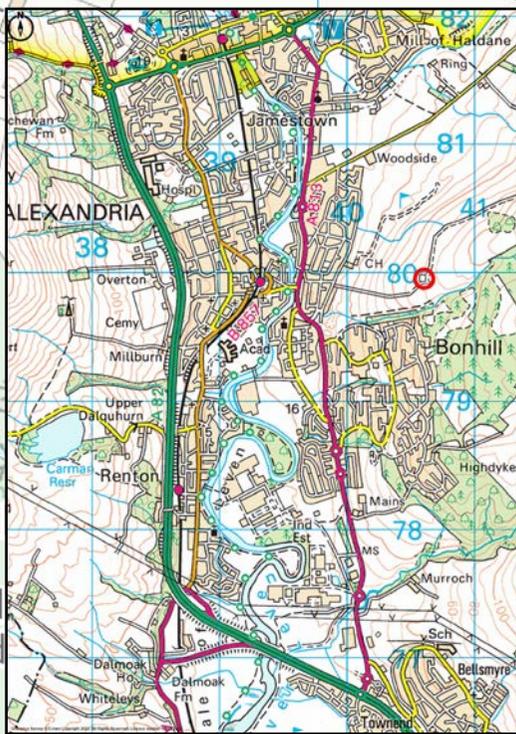
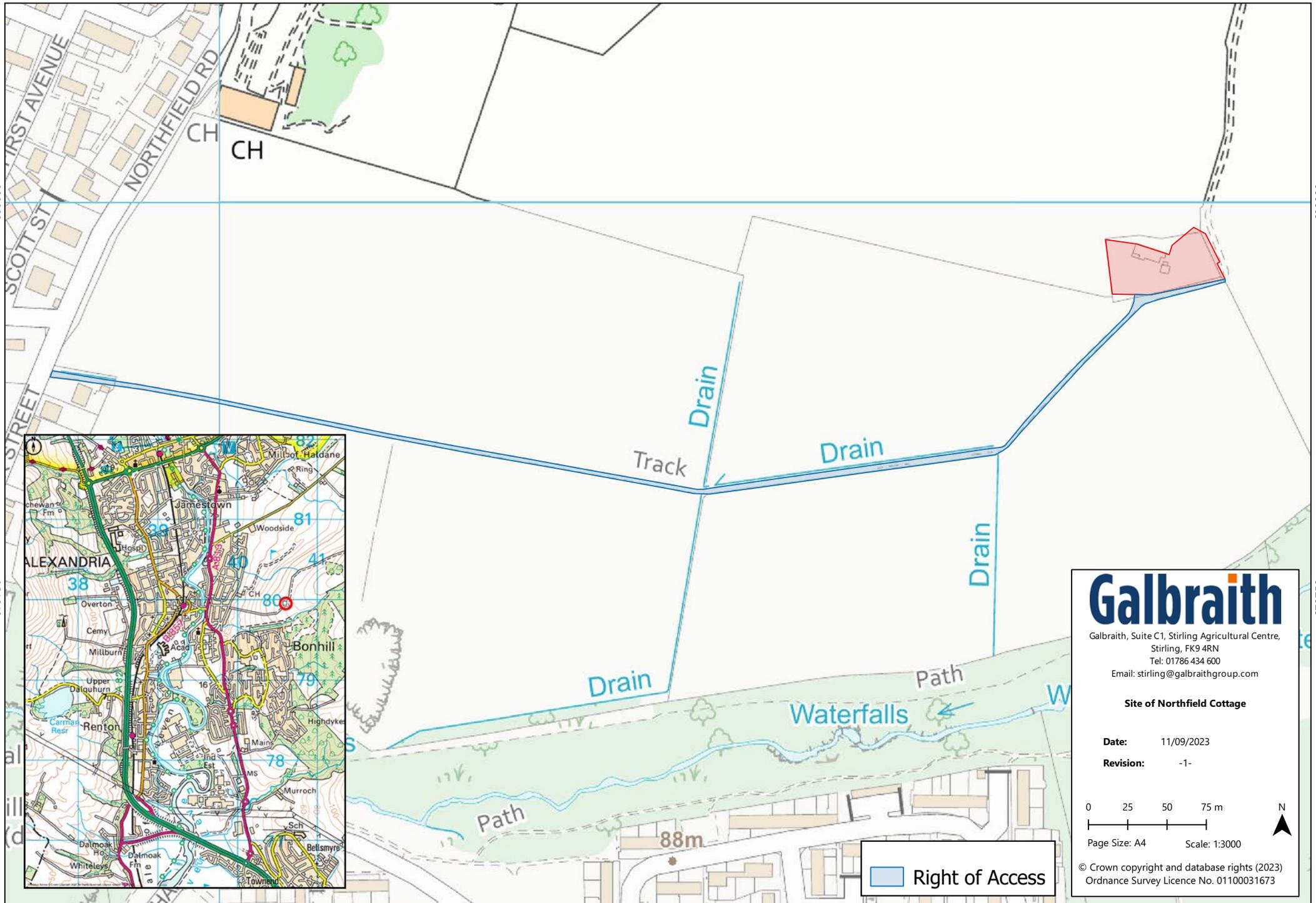
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**Site of Northfield Cottage**

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**Revision:** -1-

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Right of Access

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**IMPORTANT NOTES**

1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2. Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3. These particulars shall not be binding on our clients, whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. A closing date, or closing dates may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest or independent offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 4. Offers: 7. Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office for these sale particulars, through a Scottish Lawyer, confirming if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider, First AML, will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6. Third Party Rights and Servitudes: The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. If these devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs and details prepared in September 2023.

**Galbraith**