

GARTH DRIVE
Queens
Quay CLYDEBANK
GLASGOW
G81 1BF

DEVELOPMENT SITE FOR SALE

RESTAURANT / HOTEL OPPORTUNITY

Unique development opportunity

Level site c. 1.1 acres

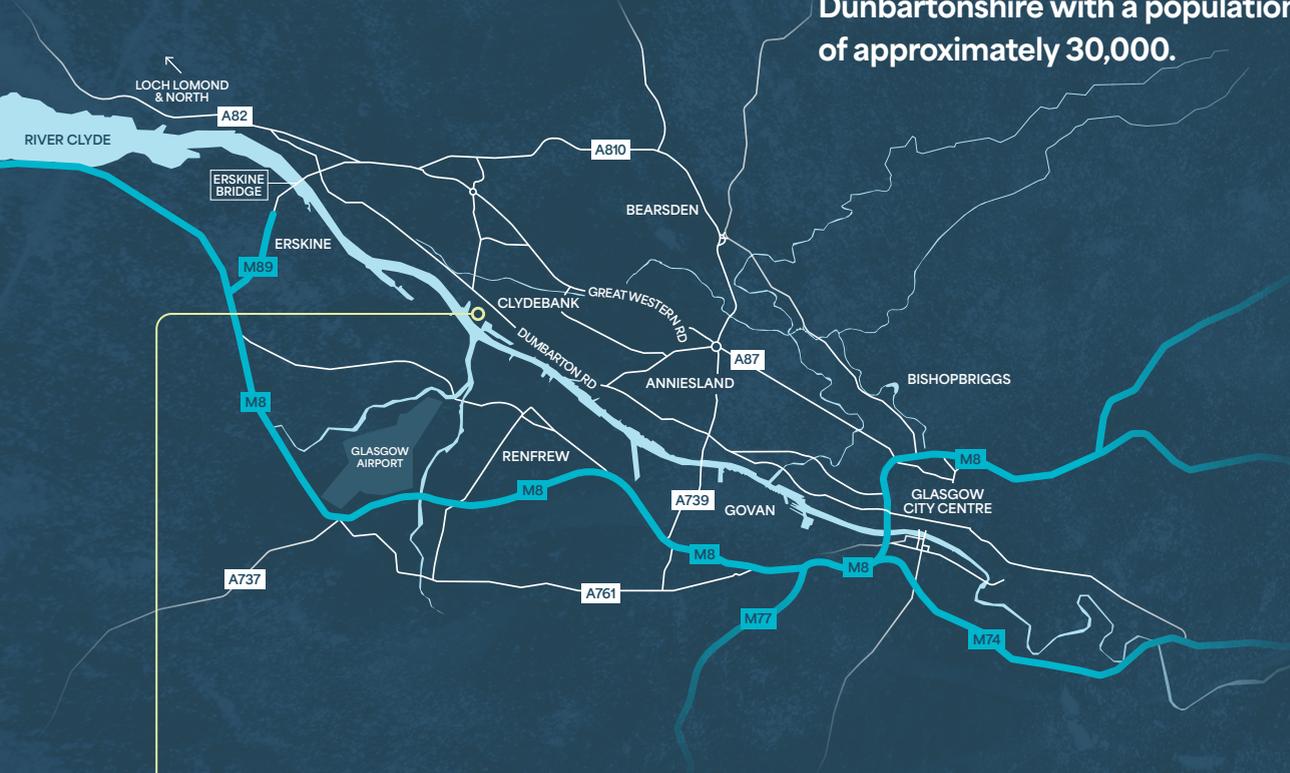
Extensive frontage to the River Clyde

Adjoining Clydebank Leisure Centre



LOCATION

Clydebank is located on the north bank of the River Clyde and comprises the largest town in West Dunbartonshire with a population of approximately 30,000.



The town is situated approximately 8 miles west of Glasgow city centre and is readily accessible from both the A814 (Dumbarton Road/Glasgow Road) and A82 (Great Western Road) which is the main route from Glasgow City Centre to Loch Lomond and Scotland's West Coast. The catchment estimate is 260,000 within a 15 minute drive time.

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The site occupies an enviable position with extensive frontage to the River Clyde in an area of ongoing regeneration.

SITUATION

Forming part of Queens Quay, the site lies in the shadow of the Titan Crane, also home to the new Clydebank Leisure Centre, Aurora House (West Dunbartonshire Council offices), Titan Enterprise Business Centre and West Scotland College. Neighbouring facilities include Clydebank Town Centre, Golden Jubilee Hospital, Clyde Marine Training and significant new housing under proposal.

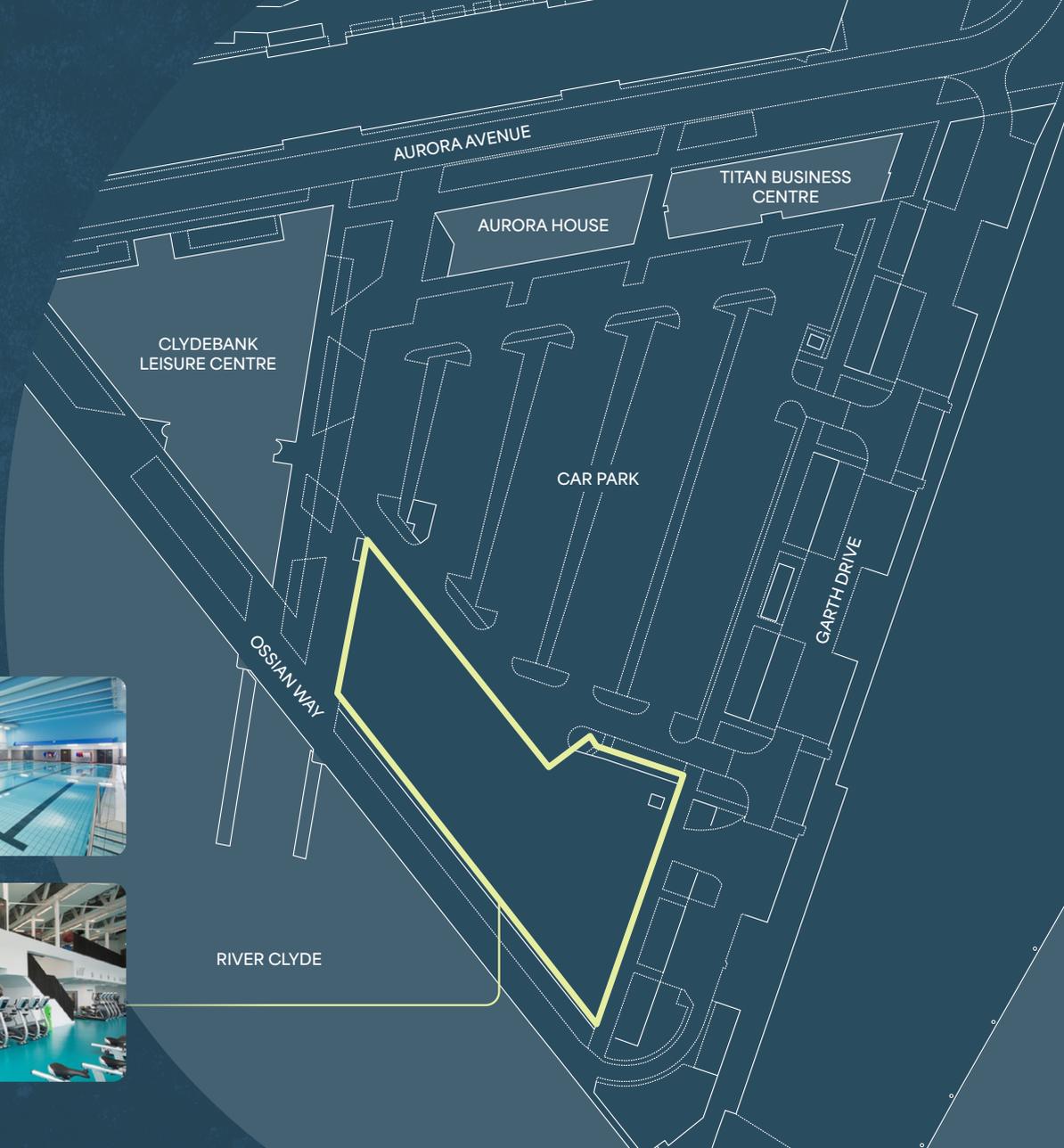
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DEVELOPMENT OPPORTUNITY



Our clients, Clydebank Property Company (being wholly owned by West Dunbartonshire Council) seek interest from developers and / or end users who will both compliment and benefit from the ongoing redevelopment of Queens Quay and the broader Clydebank catchment. In particular, it is considered the extensive Clydeside frontage and adjacency of Clydebank Leisure Centre will be of particular benefit to complimentary leisure uses in the form of both hotel and family restaurant offers.



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WEST DUNBARTONSHIRE COUNCIL'S

INFRASTRUCTURE INVESTMENT PLAN



West Dunbartonshire Council's Infrastructure Investment Plan was first produced in 2012.

Since then, there has been transformational change at Queens Quay and Dumbarton Waterfront with much more to be delivered. Work is underway to the City Region funded ExxonMobil site near Bowling that will result in over £46m of investment. And further east along the riverbank work is progressing to deliver the regeneration of the former Carless site in Old Kilpatrick; a private sector led ambition to deliver the Scottish Marine Technology Park as part of the Glasgow City Region Investment Zone.

In the next 10 years, the Council will continue to build on these investments and will deliver the regeneration of the North Clyde Riverbank stretching from Clydebank along to the ExxonMobil site at Bowling. The delivery of homes across Queens Quay and improvements to the town centres at Dumbarton, Clydebank and Alexandria will also continue to be a focus.



DUMBARTON TOWN CENTRE & WATERFRONT

With the new waterfront pathway between the town centre and Rock and Castle underway, and significant new residential and retail developments overlooking the River Leven and Rock completed, the waterfront regeneration is now being realised, bringing new jobs and homes to the town and centre. The connection between the Rock and the town centre along the river Leven, extends further through the Artizan Centre to the railway station, creating a traffic free Rail to Rock active travel route.



LOMONDGATE & VALE OF LEVEN

The last few years has seen significant investment in the strategic business locations of Lomondgate and Vale of Leven Industrial Estate (VoLIE) which lie on the north-western edge of Dumbarton. New businesses have been attracted to Lomondgate and VoLIE due to their locational advantages on the doorstep of Loch Lomond & the Trossachs National Park with excellent connectivity to the A82, Glasgow city centre and airport, proximity to the Faslane base on the Clyde and with around 700,000 people in a 35 minute journey to work area (2.3 million people within a 60 minute drive time).



ALEXANDRIA & BALLOCH

A new Action Plan for Balloch Pierhead, developed with LL&TNP and local stakeholders, was published in 2025. It establishes a vision to enhance the site's identity and function, serving as a framework for future investment and development.

Previously, a 2019 placemaking project revitalized Balloch Village, delivering public realm and parking improvements at Village Square and Balloch Road West. In 2025, the Alexandria Business Improvement District was established to support town centre regeneration. Additionally, a 2018 planning application sought permission in principle to develop the West Riverside site as a holiday destination, featuring lodges, a hotel, and associated facilities.

PROJECTED IMPACT OF

KEY REGENERATION SITES



PUBLIC SECTOR
INVESTMENT



119,282

NEW EMPLOYMENT
FLOORSPACE



871

HOMES COMPLETED OR
UNDER CONSTRUCTION



1,850

NEW RESIDENTS
ATTRACTED TO
LIVE IN THE AREA



1,769

CONSTRUCTION JOBS

Net additional to:
WDC: 1,040 Scotland:
1,253



10,081

OPERATIONAL
JOBS

Net additional to:
WDC: 7,422
Scotland: 3,253



£86.7m

CONSTRUCTION GVA

Net additional to:
WDC: £56.1m
Scotland: £67.0m



84.3ha

VACANT LAND
DEVELOPMENT



£1.49bn

OPERATIONAL GVA

Net additional to:
WDC: £916.0m
Scotland: £523.0m



52.0ha

REMEDICATION OF
CONTAMINATED LAND

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TERMS

The site is offered for sale on a heritable basis, details upon application.

VAT

The site has been elected for VAT purposes.

CLOSING DATE

Interested parties are advised to register their interest with the appointed agents.

MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers / tenants which will at a minimum include proof of identity / address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

FURTHER INFORMATION

The site is clearly demarcated and available for open viewing. Further information may be secured from the sole appointed agents:

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