

Report

Report to:	Estates Committee
Date of Meeting:	31 May 2005
Report by:	Executive Director (Enterprise Resources)

Subject:	Proposed Sale of Surplus Site at Station Road, Biggar
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1 Purpose of Report

1.1 The purpose of the report is to:-

- ◆ report on the successful marketing of the surplus site at Station Road, Biggar, and to recommend acceptance of the offer received for the subjects from Mr Eric Muirhead.
- ◆ note the action taken in authorising the conclusion of this transaction in terms of Standing Order No 36(c).

2 Recommendation(s)

2.1 The Committee is asked to approve the following recommendation(s):-

- (1) agree the sale of the site at Station Road, Biggar extending to 0.27 hectares (0.66 acres) or thereby to Mr Eric Muirhead in terms of the principal conditions as contained in section 5 of this report.
- (2) that the Executive Director (Enterprise Resources) in consultation with the Head of Legal Services, if appropriate, be authorised to conclude all matters and enter into the necessary legal agreements on terms which are in the best interests of the Council, to complete the sale of the subjects.
- (3) that in view of the requirement to progress this matter as soon as possible in terms of Standing Order No 36(c) the action taken by the Executive Director (Enterprise Resources) in consultation with the Chair and an ex-officio Member, in authorising the sale of the site to Mr Eric Muirhead be noted.

3 Background

3.1 The former Council Roads Depot at Station Road, Biggar, shown outlined on the accompanying drawing is no longer required for use by the Roads Department and is surplus to operational requirements. The site extends to 0.27 hectares (0.66 acres) or thereby and lies in an area of mixed uses with an access from Station Road.

4 Marketing

4.1 The subjects were advertised for sale as a development opportunity with an appropriate Planning brief, promoting the preferred residential use, in the local and national press for a period of two weeks from the 27 January 2005. 222 marketing particulars were sent to builders, developers and members of the public and 16 offers were received at the closing date on 11 March 2005.

- 4.2 The highest offer received was for £290,000 from Mr Eric Muirhead and proposes a development of 3 detached, one and a half storey houses. After consultation with Planning, Roads and Transportation and Legal Services it has been concluded that this offer comprises the most appropriate in financial terms, and in principle satisfies the terms of the development brief.
- 4.3 Subsequent to the marketing of the site, it has been established that a combined Scottish Water service pipe will directly interfere with the layout proposed by Mr Muirhead. However, after consultation with his architect, it has also been established that at a cost of £13,000, design alterations can be made to the foundations of the houses which will accommodate the pipe and permit the development of the 3 houses. Allowing for the reduction of the £13,000 from the proposed purchase price, Mr Muirhead's offer remains the best financial offer.

5 Proposal

- 5.1 It is proposed therefore to dispose of the site extending to .27 hectares (.66 acres) or thereby shown on the enclosed indicative plan to Mr Eric Muirhead on the following principal terms.
- 5.2 That the purchase price shall be £277,000 exclusive of VAT, subject to detailed planning consents, roads construction consent (if necessary), a satisfactory ground investigation report being carried out and confirmation of funding availability. The Council's reasonably incurred Legal expenses will be met by the purchaser.

6. Planning

- 6.1 Planning Services have advised that the development proposed by Mr Muirhead is, in principle, compliant with the development brief for the site, and acceptable in Planning terms, subject to a detailed planning application being submitted.

7 Legal

- 7.1 Legal Services confirm that the offer submitted on behalf of Mr Muirhead by Laurie and Jackson Solicitors is consistent with a transaction of this nature.

8 Employee Implications

- 8.1 There are no personnel implications.

9 Financial Implications

- 9.1 Disposal of the site will generate a Capital Receipt of £277,000, subject to said investigations, for the Council's Non Housing Programme.

10 Other Implications

- 10.1 There are no other implications

11 Consultation

- 11.1 Consultations have taken place between the developer, his architect and Planning Services.
- 11.2 Consultation has taken place with Legal Services who have advised that the Council should proceed by way of an offer to sell.

Iain Urquhart
Executive Director (Enterprise Resources)

5 May 2005

Link(s) to Council Objectives

None

Previous References

None

List of Background Papers

- Location Plan

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

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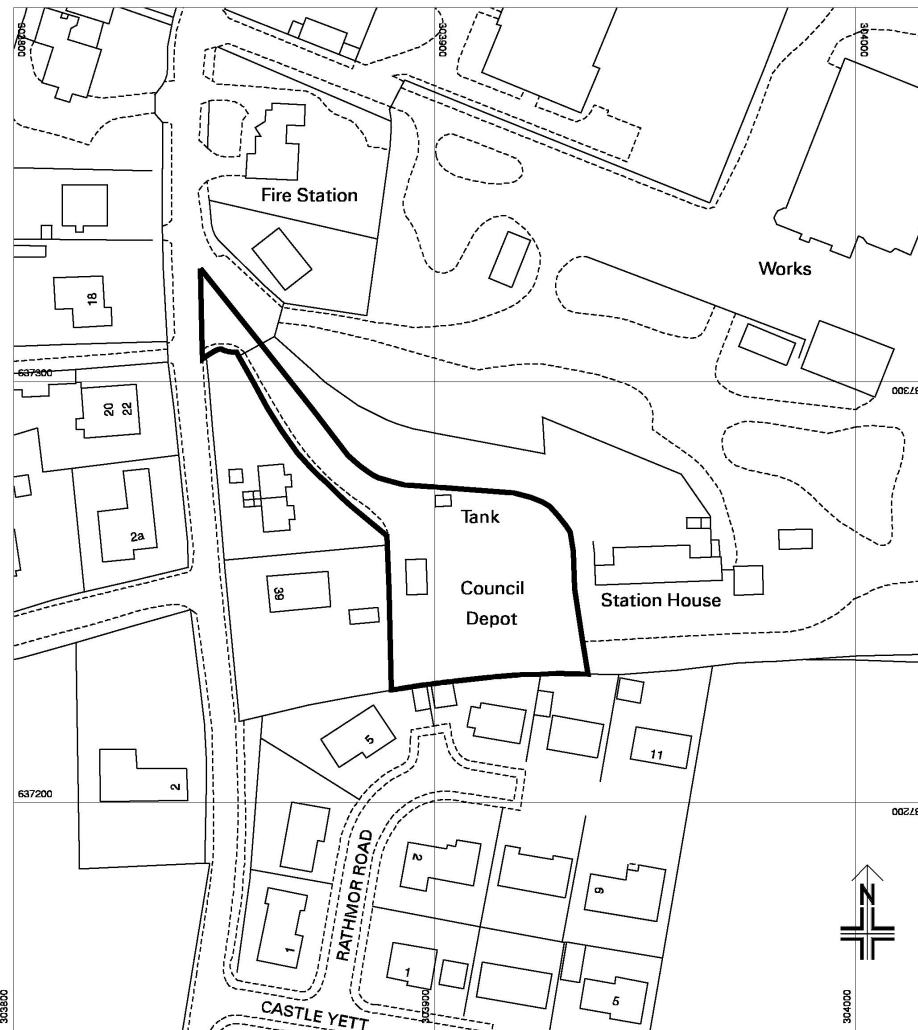
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LOCATION PLAN

Former Roads Depot
Station Road, Biggar



ESTATES SERVICES



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