

Report

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Report to:	Estates Committee
Date of Meeting:	7 March 2006
Report by:	Executive Director (Enterprise Resources)

Subject:	Sale of Property at 4 Auchingramont Road, Hamilton
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1 Purpose of Report

1.1 The purpose of the report is to:-

- ◆ seek authority for a reduction in the disposal price of the subjects at 4 Auchingramont Road, Hamilton as a consequence of alterations to the development proposals to meet planning requirements.
- ◆ note the action taken in terms of Standing Order No 36(c) to authorise the conclusion of this transaction.

2 Recommendation(s)

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

- (1) that the reduction in purchase price from £900,237 to £835,000 exclusive of VAT in view of the alteration outlined in paragraph 3.2 for the sale of the property at 4 Auchingramont Road, Hamilton to Windmill Park Developments Limited be approved.
- (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 interest of the Council to complete the sale of the subjects.
- (3) that in view of the requirements 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 to authorise the amendment to the price in order that this transaction can conclude as soon as possible be noted.

3 Background

- 3.1 The Estates Committee at their meeting on 16 November 2004 approved the proposal to sell the property at 4 Auchingramont Road, Hamilton containing a Grade B listed property located within a site of 0.174 hectares or thereby, shown on the accompanying indicative plan, to Windmill Park Developments Limited for the sum of £900,237, subject to the necessary consents being granted for the conversion of the property to residential units.
- 3.2 Following extensive discussions with Planning Services and Historic Scotland, a revised proposal has been put forward by Windmill Park Developments Limited. It has been agreed that the large detached unit which is to be constructed adjacent to the existing building will be reduced in scale to ensure that it is in keeping with its

location. This requirement constitutes a reduction of 60 square metres or thereby to the property which consequently will reduce the proposed sale price of this unit and therefore the viability of development. Figures have been submitted by the developer confirming the proposed reduction in the sale price together with the proposed reduction in the construction costs. After discussions and investigations it has been concluded that there is adequate justification for amendment to the sale price of the property.

4 Proposal

- 4.1 It is proposed therefore to dispose of the property at 4 Auchingramont Road, Hamilton including the building and site of 0.174 hectares or thereby as shown on the enclosed indicative plan to Windmill Park Developments Limited at the revised purchase price of £835,000 exclusive of VAT. It should be noted that Windmill Park Developments Limited were the highest bidder for the site and, allowing for this reduction in the price, their offer remains substantially above the next offer.

5 Employee Implications

- 5.1 There are no employee implications.

6 Financial Implications

- 6.1 Disposal of this site will generate a net capital receipt of £835,000 for the Council's non housing programme.

7 Other Implications

- 7.1 There are no other implications.

8 Consultation

- 8.1 All necessary consultation with Roads, Planning and Legal Services have taken place.

Iain Urquhart
Executive Director (Enterprise Resources)

31 January 2006

Link(s) to Council Objectives

- Creating Successful Communities
- Living in the Community
- Managing Resources

Previous References

- Estates Committee – 16 November 2004
Report – Proposed Sale of Property at 4 Auchingramont Road, Hamilton

List of Background Papers

None

Contact for Further Information

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

Gerry McParland, Surveyor

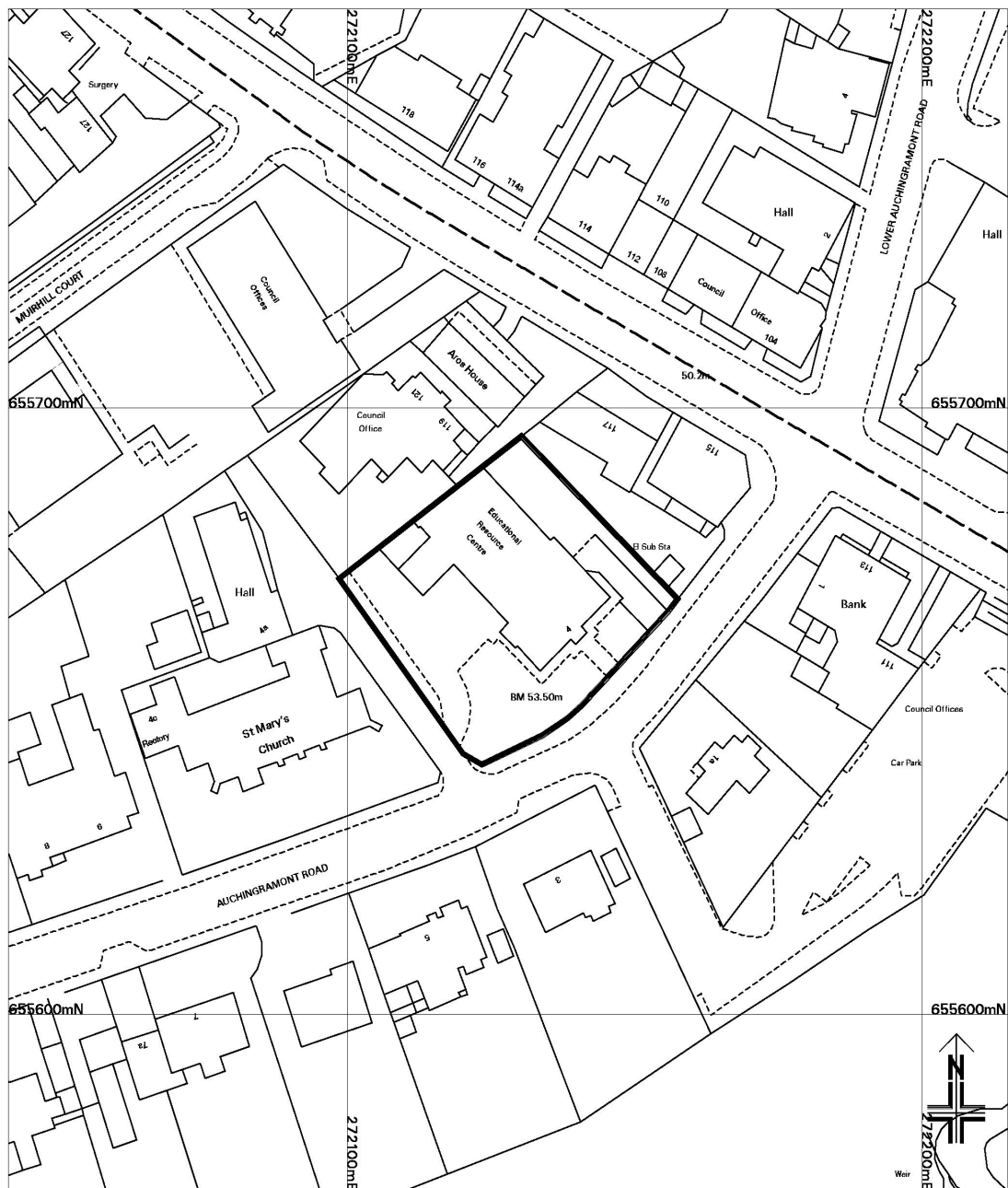
Ext: 5177 (Tel: 01698 455177)

E-mail: gerard.mcparland@southlanarkshire.gov.uk

4 Auchingramont Road
Hamilton



ESTATES SERVICES



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