

Report

| | |
|------------------|--|
| Report to: | Estates Committee |
| Date of Meeting: | 13 December 2005 |
| Report by: | Executive Director (Enterprise Resources) |

| | |
|----------|--|
| Subject: | Proposed Sale of Surplus Site adjacent to Lonsdale Farm, Newlands Road, East Kilbride |
|----------|--|

1 Purpose of Report

1.1 The purpose of the report is to:-

- ♦ seek Committee authority to dispose of the land extending to 1,476 square metres (0.36 acres) or thereby at Newlands Road, East Kilbride to Scothouses Limited.

2 Recommendation(s)

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

- (1) that the sale of land at Newlands Road, East Kilbride, extending to 1,476 square metres (0.36 acres) or thereby, to Scothouses Limited be approved, in the sum of £301,500 on the basis of the principal conditions contained in paragraph 4 below, subject to satisfactory conclusion of missives within timescales deemed appropriate by the Council.
- (2) that the Executive Director (Enterprise Resources) in consultation with the Head of Legal Services, as appropriate, be authorised to conclude all matters and enter into necessary legal agreements in terms which are in the best interest of the Council, to complete the sale of the subjects.

3 Background

- 3.1 The site adjacent to the former Lonsdale Farm, Newlands Road, East Kilbride, has been offered for sale on the open market and Estates Committee on 23 August 2005, approved a proposal to accept the highest tender of £300,000 from a Mr Craig Little. However, Mr Little has now formerly withdrawn his offer prior to continuing any binding contract.
- 3.2 The next three offers for the site – submitted prior to the closing date of 20 May 2005 - ranged from £246,000 - £250,000. Given the similarity in form of development and financial terms of these three underbids, it was considered appropriate to invite said three under bidders to re-tender for the development site.

4 Marketing

- 4.1 The closing date for revised offers from the three under bidders was 4 November 2005.

- 4.2 Three revised bids were received, the top offer of £301,500 being received from Scothouses Limited, whose registered office is at 8 Mount Castle Gardens, Edinburgh EH8 7SR.

5 Proposal

- 5.1 It is therefore proposed to dispose of the site extending to 1,476 square metres (0.36 acres) to Scothouses Limited on the following principal terms:-
- 5.2 The purchase price is the sum of £301,500 exclusive of VAT and payment of the Council's reasonably incurred legal expenses.
- 5.3 The sale shall be conditional upon the purchaser obtaining detailed planning consent for a development of three detached houses.
- 5.4 The sale shall be conditional upon the purchaser obtaining all necessary consents from Scottish Water, and if appropriate SEPA, in relation to surface and foul water drainage provision for the proposed development.
- 5.5 Satisfactory ground conditions in relation to the subjects confirming they are suitable for the proposed development and that all necessary main services are available at reasonable costs.
- 5.6 Subject to formal missives being concluded on terms and timescales satisfactory to the Council.

6 Planning and Roads

- 6.1 Planning Services have advised that the initial submission from Scothouses Limited is compliant with the development brief for the site and is, in principle, acceptable in planning terms. In addition, subject to a detailed planning application, Roads & Transportation Services have confirmed that the proposed access is acceptable.

7 Legal

- 7.1 Legal Services have confirmed that the offer submitted on behalf of Scothouses Limited is a valid legal offer, consistent with a transaction of this nature and recommend that the Council proceeds by way of a fresh offer of sale.

8 Employee Implications

- 8.1 There are no employee implications.

9 Financial Implications

- 9.1 Disposal of the site will generate a Capital Receipt of £301,500 for the Council's Non Housing Programme subject to the deduction of any abnormal costs following appropriate site investigations. Such a deduction will require to be the subject of a further report to Committee if applicable.

10 Other Implications

- 10.1 There are no other implications.

11 Consultation

- 11.1 Consultations have taken place between the developer and Planning Services. Roads & Transportation Services have also been consulted.

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)

29 November 2005

Link(s) to Council Objectives

- Managing Resources

Previous References

- Estates Committee - 23 August 2005
- Enterprise Resources Committee – 1 May 2002

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:-

Michael Hagan, Surveyor

Ext: 5156 (Tel: 01698 455156)

E-mail: michael.hagan@southlanarkshire.gov.uk

**Land adjacent to Lonsdale Farm
Newlands Road, East Kilbride**



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office.
© Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
South Lanarkshire Council, Licence Number 100020730 2005

22/06/2005