

# Report

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| Report to:       | <b>Estates Committee</b>                         |
| Date of Meeting: | <b>23 August 2005</b>                            |
| Report by:       | <b>Executive Director (Enterprise Resources)</b> |

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| Subject: | <b>Proposed Sale of Surplus Site, adjacent to Lonsdale Farm, Newlands Road, East Kilbride</b> |
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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 adjacent to Lonsdale Farm, Newlands Road, East Kilbride and to recommend acceptance of the offer received for the subjects from Mr Craig C Little.
- ◆ 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 site extending to 1,476 m<sup>2</sup> (0.36 acres) or thereby at Newlands Road, East Kilbride be sold to Craig C Little 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 any necessary legal agreements in terms which are in the best interest 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, and 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 be noted.

## 3 Background

3.1 The site comprises an area of ground which is level, roughly triangular in shape and was declared surplus by Community Resources on 5 February 2002. The site extends to 1,476m<sup>2</sup> (0.36 acres) or thereby and is shown on the attached location plan. The site had previously been marketed when it was declared surplus and a number of offers were received, however, prior to accepting any offers the Council were advised by Scottish Water that the local sewerage treatment plant at Philipshill was operating at full capacity (this means any development of the site would not be permitted a connection to the mains sewer system at that time). The site was therefore taken off the market and has now been remarketed following the advice

that Scottish Water's upgrading of Philipshill Sewerage Treatment Plant will be concluded during spring/summer 2006.

#### **4 Marketing**

- 4.1 The site was advertised for sale on the open market with a planning brief permitting a development of up to three detached houses and was advertised in local and national press for a period of two weeks commencing 28 March 2005. Some 228 sets of marketing particulars were sent to developers, property professionals and members of the public and tenders were invited to be submitted prior to the closing date of 20 May 2005.
- 4.2 Ten offers were received prior to the closing date and, subsequent to discussions with Planning Services, the top offer received from Mr Craig C Little was considered to be the best financial offer which is compliant with the planning brief and residential development guidelines.
- 4.3 Craig C Little is a local property developer in East Kilbride and has undertaken a number of small developments of this scale and nature during the past four years including a development at East Hurler House, Nitshill, Glasgow and the renovation of individual flats and individual house plots primarily on the south side of Glasgow. It is Mr Little's practice, and would be his intention in this instance, to develop the site under a subsidiary company of CCL Developments (Scotland) Limited established for this particular purpose. CCL Developments are a small company having a registered office at Campbell Dallas House, Bearsden Road, Glasgow. A letter of support has been provided from Mr Little's bankers, Clydesdale Bank PLC, Phoenix Business Park, Paisley who have advised that Mr Little is an established bank connection considered respectable and trustworthy and experienced in successful and sizeable property transactions.

#### **5 Proposal**

- 5.1 It is therefore proposed to dispose of the site extending to 1,476 m<sup>2</sup> (0.36 acres) to a nominee company of Mr Craig C Little on the following principal terms:-
  - 5.1.1 The purchase price shall be £300,000, exclusive of VAT and payment of the Council's reasonably incurred legal expenses.
  - 5.1.2 The sale shall be conditional upon the purchaser obtaining detailed planning consent for a development of three detached houses.
  - 5.1.3 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.
  - 5.1.4 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.
  - 5.1.5 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 Craig C Little is compliant with the development brief for the site and is, in principle, acceptable in planning terms. Furthermore, subject to a detailed application, Roads and 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 Mr Little is a valid legal offer, consistent with a transaction of this nature and recommend that the Council should proceed 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 £300,000 for the Council's non housing programme subject to the reduction 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 and Roads and 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)**

12 July 2005

### **Link(s) to Council Objectives**

- Managing Resources

### **Previous References**

- 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:-

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# LOCATION PLAN

Land adjacent to Lonsdale Farm  
Newlands Road, East Kilbride



## ESTATES SERVICES



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