

Report

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Report to:	Estates Committee
Date of Meeting:	27 June 2006
Report by:	Executive Director (Enterprise Resources)

Subject:	Proposed Sale of Ground Old Glasgow Road/Church Street, Uddingston
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1 Purpose of Report

1.1 The purpose of the report is to:-

- ♦ note the action taken in terms of Standing Order No. 36(c) to report on the successful marketing of the land at Old Glasgow Road/Church Street, Uddingston and to recommend acceptance of the offer to purchase the subjects received from Alistair Laurie and David Blake.

2 Recommendation(s)

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

- (1) that the sale of the site at Old Glasgow Road/Church Street, Uddingston, extending to 0.158 hectares or thereby, to Alistair Laurie and David Blake be authorised 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 agreement terms which are in the best interests of the Council to complete the sale of the subject.
- (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, and Head of Legal Services, if appropriate be noted.

3 Background

3.1 The land at Old Glasgow Road/Church Street, Uddingston forms part of the former children's home. The property is shown on the attached location plan. The children's home is currently being rebuilt on a smaller site adjacent to the existing site and is due for completion late summer 2006.

4 Marketing

4.1 The site was marketed with a planning brief stating that the site was suitable for residential flatted development with appropriate car parking and amenity space. Adverts were placed in the local and national press in October and November 2005 and 267 marketing particulars were sent to interested parties.

- 4.2 At the closing date of 2 December 2005, 16 offers were received. The highest offer which was compliant with the planning brief was £435,000 on the basis of a 10 unit flatted development, received from Alistair J Laurie of Mansewood, 62 Union Street, Hamilton and David Blake of 26 Church Street, Larkhall. Laurie and Blake propose developing a 2 and 3 storey single block of flats containing 10 units with 20 car parking spaces and appropriate ancillary open space.
- 4.3 Alistair Laurie and David Blake have been involved with development and construction over 20 years on numerous sites varying in size from single house plots to blocks of flats. The developers have submitted a letter of support from The Royal Bank of Scotland confirming their agreement in principle to structuring a funding package to support the project.

5 Proposal

- 5.1 It is proposed therefore to dispose of the site at Old Glasgow Road/Church Street, Uddingston extending to 0.158 hectares or thereby shown in the attached indicative plan to Alistair J Laurie and David Blake on the following principal terms.
- 5.2 The purchase price shall be £435,000 exclusive of VAT subject to the necessary planning and other statutory consents being granted for the development of 10 residential flatted units and the purchasers being responsible for the Council's reasonable incurred legal expenses. In addition entry to the site will be dependent on the satisfactory completion of the adjacent replacement Social Work facility.

6 Employee Implications

- 6.1 There are no employee implications.

7 Financial Implications

- 7.1 Disposal of site will generate a receipt of £435,000 for the Council's non-housing programme subject to deduction of any abnormal cost following appropriate site investigations. Such deductions will be subject to a further report to Committee.

8 Other Implications

- 8.1 There are no other implications.

9 Consultation

- 9.1 All necessary consultations with Social Work, Planning, Roads and Legal Services have taken place. Planning have intimated that the final submission received from Alistair Laurie and David Blake is compliant with the development brief for the site. Legal services have confirmed that the offer submitted on behalf of Alistair Laurie and David Blake is a valid legal offer and have advised that the Council should proceed by the way of an offer to sell.

Iain Urquhart
Executive Director (Enterprise Resources)
13 June 2006

Link(s) to Council Objectives

- None

Previous References

- None

List of Background Papers

- None

Contact for Further Information

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

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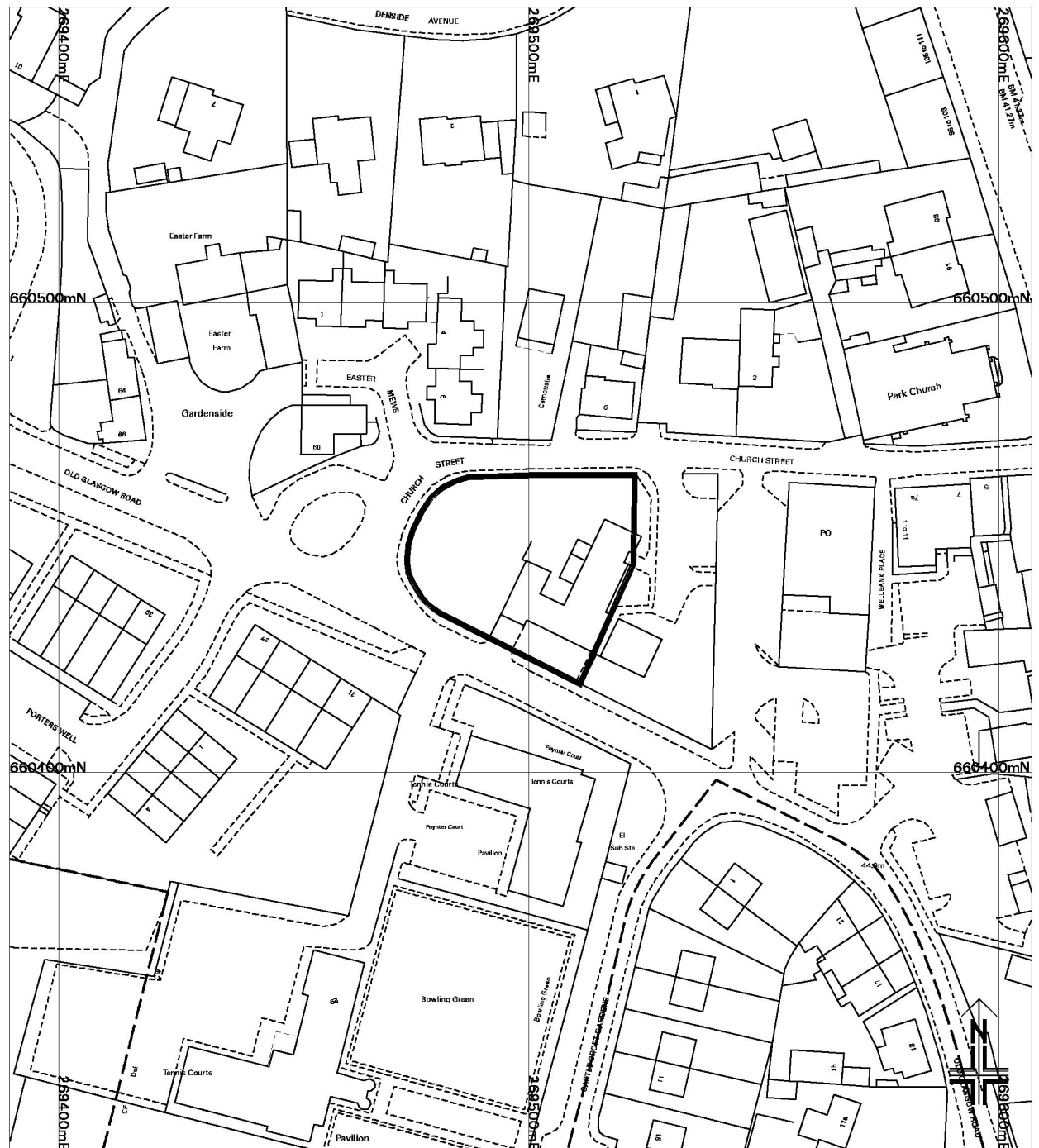
E-mail: bill.barr@southlanarkshire.gov.uk

LOCATION PLAN - For Committee purposes only

Land at Church Street Uddington

SOUTH
LANARKSHIRE
COUNCIL

ESTATES SERVICES



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