

Report

Report to:	Estates Committee
Date of Meeting:	23 August 2005
Report by:	Executive Director (Enterprise Resources)

Subject:	Proposed Sale of Land at Carnwath Road, Carluke
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1 Purpose of Report

1.1 The purpose of the report is to:-

- ◆ seek Committee authority to dispose of land extending to 3,995 sq. metres (0.99 acres) at Carnwath Road, Carluke. Approval is sought subject to the land being declared surplus to operational requirements at the Housing Committee on 24 August 2005.

2 Recommendation(s)

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

- (1) that the sale of land at Carnwath Road extending to 0.40 hectares (0.99 acres) or thereby to Clydesdale Housing Association 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, be approved
- (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 interests of the Council, to complete the sale of the subjects

3 Background

- 3.1 The land is comprised of two parcels of land extending to 0.18 hectares (0.45 acres) and 0.22 hectares (0.54 acres) or thereby, and are shown on the attached plan. The land has been confirmed as surplus to operational requirements and will be formally declared surplus at the Housing Committee on 24 August 2005.
- 3.2 The Council has been approached by Munro Surveyors, acting on behalf of Clydesdale Housing Association, to establish the possibility of purchasing these two parcels of land. Clydesdale Housing Association own adjoining land and are currently in the process of purchasing additional land from Fairholm and Kirkton Estate. This site assembly will provide a development site on which it is proposed that 14 houses and 11 flatted dwellings will be erected.
- 3.3 The development will provide affordable rented accommodation within the town of Carluke.

4 Proposal

- 4.1 It is proposed to dispose of the land at Carnwath Road, Carlisle to Clydesdale Housing Association. The site is shown on the enclosed indicative plan.
- 4.2 The purchase price shall be £159,000, exclusive of VAT subject to the necessary consents being granted for residential development and the Council's reasonably incurred legal expenses being met by the purchasers. This represents a fair market value for the site, particularly given that part of it is landlocked.
- 4.3 The purchasers shall be responsible for the diversion of the existing footpath to the satisfaction of the Council.

5 Planning and Roads

- 5.1 Detailed planning permission has been approved subject to Clydesdale Housing Association making a financial contribution towards the play area to be built at the proposed development which will be negotiated with Planning Services. Roads and Transportation Services have intimated that the proposal is acceptable from their perspective.

6 Legal

- 6.1 There are no associated legal implications.

7 Employee Implications

- 7.1 None.

8 Financial Implications

- 8.1 Disposal of the site will generate a Capital Receipt of £159,000 for the Council's General Services Programme, subject to the deduction of any abnormal costs following the appropriate site investigations. Such a deduction would also be the subject of a further Committee report.
- 8.2 The cost of the development is £2.34 million. This shall be funded with £1.8 million provided by Communities Scotland HAG funding, with the remainder provided by Clydesdale Housing Association.

9 Other Implications

- 9.1 There are no other implications.

10 Consultation

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

Iain Urquhart

Executive Director (Enterprise Resources)

2 August 2005

Link(s) to Council Objectives

- Managing Resources
- Living in the Community

Previous References

- None

List of Background Papers

- Local Plan

Contact for Further Information

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

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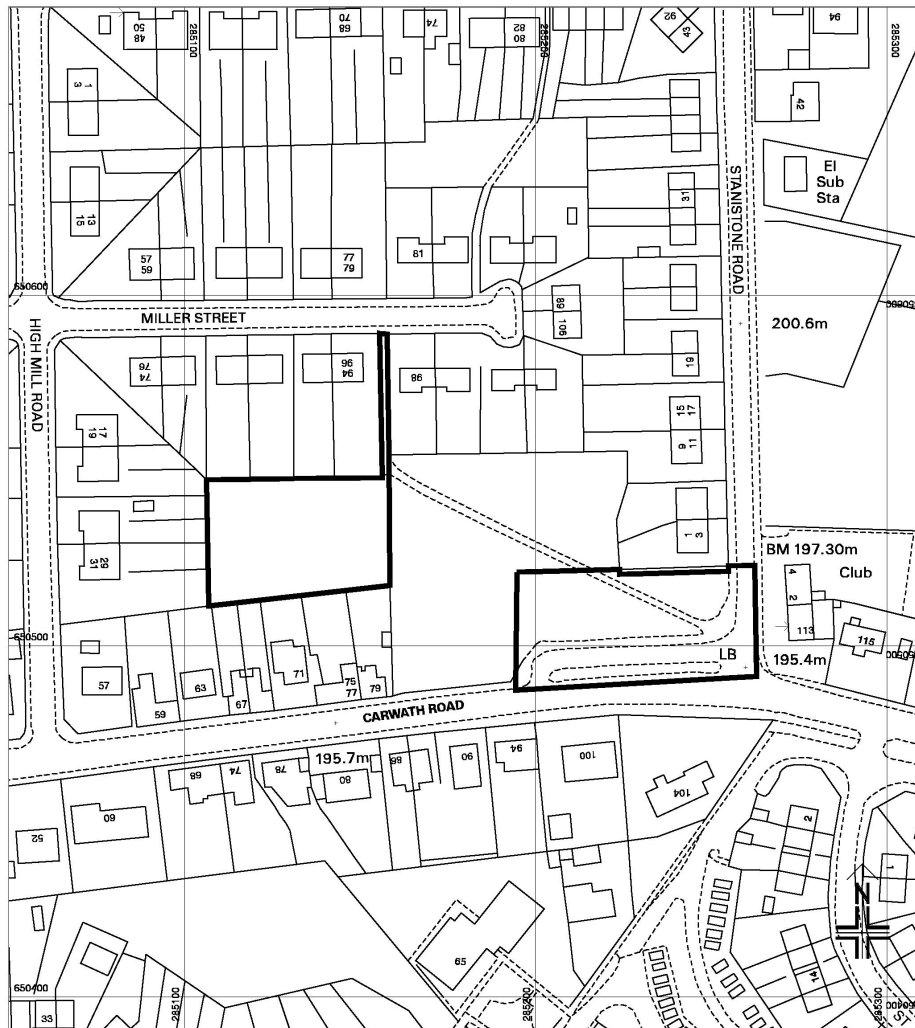
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LOCATION PLAN

Land at Carnwath Road
Carluke



ESTATES SERVICES



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28/06/2005