

Report

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

Subject:	Proposed Sale of Property at Ardoch Library and Registration Office, 6 Glasgow Road, Cambuslang
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1 Purpose of Report

1.1 The purpose of the report is to:-

- ◆ report on the successful marketing of the land and buildings at Ardoch Library and Registration Office, 6 Glasgow Road, Cambuslang and to recommend acceptance of the offer to purchase the subjects received from Imagine Developments Limited.
- ◆ note the action taken in terms of Standing Order No 36(c) to request approval 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 sale of the site at Ardoch Library and Registration Office, Glasgow Road, Cambuslang, extending to 0.22 hectares (0.54 acres) or thereby to Imagine Developments Limited be authorised, in the sum of £612,000 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 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 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 sale of the site to Imagine Developments Limited, in order that the transaction can conclude as soon as possible within this financial year be noted.

3 Background

3.1 Ardoch Library and Registration Office, 6 Glasgow Road, Cambuslang was declared surplus by Executive Committee at their meeting of 17 August 2005. The property is shown on the attached location plan. The Library and Registrars will be relocated as part of the Cambuslang Precinct Redevelopment Project within the new Civic Building. The move is scheduled to take place in the first quarter of 2006 when both services will vacate the current premises.

4 Marketing

- 4.1 The site was therefore marketed with a planning brief stating that the site was suitable for residential flatted development, ancillary car parking and amenity space. Adverts were placed in the local and national press in March and April 2005 and 291 sets of marketing particulars were sent to interested parties.
- 4.2 At the closing date of 20 May 2005, 10 offers were received, the highest offer being £612,000 on the basis of a 12 unit development (or £510,000 for 10 units), received from Imagine Developments Limited of 29 Park Circus, Glasgow. Imagine propose developing a four storey single block of flats containing 12 units with 24 car parking spaces and appropriate ancillary open space. The proposals also involve retaining the access road to the adjacent public car park serving the doctor's surgery.
- 4.3 Imagine Development Limited were formed in 2003 and are led by a team who over the last six years have been responsible for securing over 400 residential units in 23 individual developments throughout Central Scotland. They are currently completing 14 flatted type developments in the Glasgow area and funding for the majority of their projects is structured by the Hamilton Portfolio, one of Scotland's leading investment companies.

5 Proposal

- 5.1 It is proposed therefore to dispose of the site at Ardoch Library and Registration Office, 6 Glasgow Road, Cambuslang extending to 0.22 hectares (0.54 acres) or thereby together with the buildings contained thereon as shown on the enclosed indicative plan to Imagine Developments Limited on the following principal terms.
 - 5.1.1 The purchase price shall be £612,000 exclusive of VAT subject to the necessary planning and other statutory consents being granted for the development of 12 residential flatted units, the purchasers to be responsible for demolition costs of the existing building and the Council's reasonably incurred legal expenses to be met by the purchasers. In addition entry to the site will be dependant on the occupying services relocation to their new premises.

6 Planning and Roads

- 6.1 Extensive discussions have taken place with Planning and Roads particularly in respect of access arrangements to the development and they have now intimated that the amended submission received from Imagine Development Limited is compliant with the development brief for the site and is, in principle, acceptable in Planning and Roads terms.

7 Legal

- 7.1 Legal Services have confirmed that the offer submitted on behalf of Imagine Developments Limited is a valid legal offer and have advised that the Council should proceed by the way of an offer to sell.

8 Employee Implications

- 8.1 There are no employee implications.

9 Financial Implications

- 9.1 Disposal of the site will generate a receipt of £612,000 for the Council's non housing programme subject to the deduction of any abnormal costs following appropriate site investigations. Such deduction will be subject to a further report to Committee.

10 Other Implications

10.1 There are no other implications.

11 Consultation

11.1 Consultations have taken place with the developer, Planning Services, Roads and Transportation and Legal Services.

Iain Urquhart
Executive Director (Enterprise Resources)

29 November 2005

Link(s) to Council Objectives

None

Previous References

- Executive Committee – 17 August 2005

List of Background Papers

- Report to Executive Committee, 17 August 2005 – Declaration of Ground at 6 Glasgow Road, Cambuslang Surplus to Operational Requirements

Contact for Further Information

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

Bill Barr, Surveyor, Capital Transactions, Estates and Support Services

Ext: 5147 (Tel: 01698 455147)

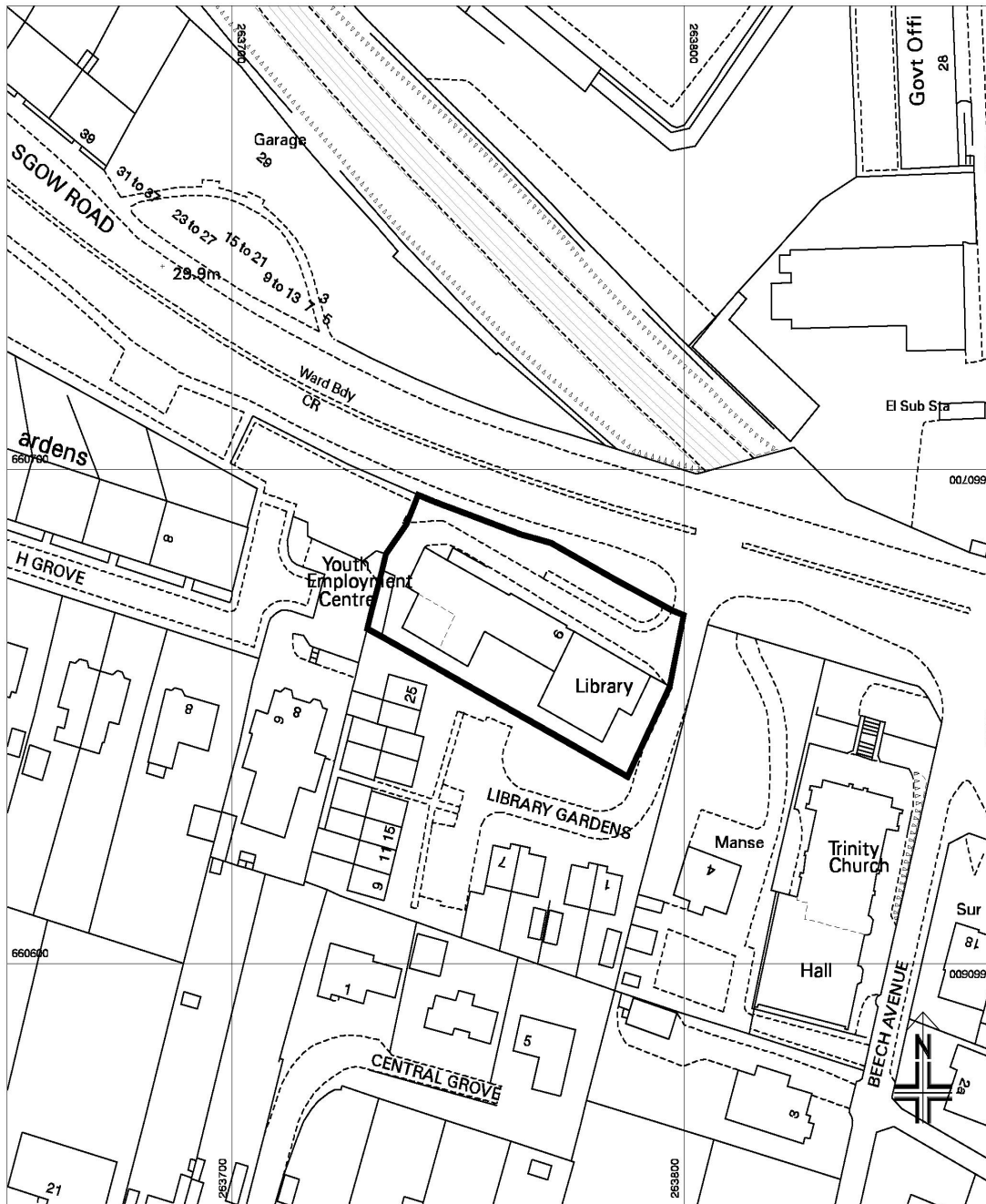
E-mail: bill.barr@southlanarkshire.gov.uk

LOCATION PLAN - For Committee Purposes Only

6 Glasgow Road
Cambuslang



ESTATES SERVICES



Contents within the boundaries coloured black 2173 square metres or thereby.

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