

Report

15

Report to:	Estates Committee
Date of Meeting:	19 September 2006
Report by:	Executive Director (Enterprise Resources)

Subject:	Newlandsmuir Farm, Palmerston, East Kilbride
----------	---

1 Purpose of Report

1.1 The purpose of the report is to:-

- ◆ report the successful marketing of land at Newlandsmuir Farm, Palmerston, East Kilbride and to recommend acceptance of the offer to purchase the subjects received from Imagine Developments Ltd.
- ◆ note the action taken in terms of Standing Order No. 36(c) to recommend acceptance of the offer to purchase Newlandsmuir Farm, Palmerston, East Kilbride received from Imagine Developments Ltd.

2 Recommendation(s)

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

- (1) that the sale of the site at Newlandsmuir Farm, Palmerston, East Kilbride extending to 0.827 hectares (2.043 acres) or thereby to Imagine Developments Ltd be authorised in terms of the principle 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 on terms which are in the best interests of the Council to conclude 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, and the Head of Legal Services, if appropriate be noted.

3 Background

3.1 The land and buildings at Newlandsmuir Farm, Palmerston, East Kilbride were part of Enterprise Resources non-operational lease portfolio and were subject to a lease as an equestrian centre and stables. The lease was terminated at 31 March 2006 and the former tenant has now vacated the premises. The site was declared surplus by Executive Committee at their meeting of 21 June 2006.

4 Marketing

4.1 The site was marketed with a planning brief stating that it was suitable for a residential development of detached, semi-detached or terraced properties with

appropriate amenity space. Adverts were placed in the local and national press in March and April 2006 and 246 marketing particulars were sent to interested parties.

- 4.2 At the closing date of 5 May 2006, 8 offers were received. The highest offer which was compliant with the planning brief was £1,526,000 on the basis of a 22 unit development of detached and semi-detached houses, received from Imagine Developments Ltd of RWF House, 5 Renfield Street, Glasgow. Imagine Developments Ltd's proposals include accessing the development from Newlands Road on the basis that the existing farmhouse and stable buildings will be demolished.
- 4.3 Imagine Developments Ltd is an established Glasgow based development company who over the past 6 years have been responsible for progressing in excess of 23 residential developments throughout central Scotland. They are currently purchasing from the Council the former Ardoch library and registration office at Cambuslang. Funding from the project will come from their development partners, Hamilton Portfolio, together with a debt funding element from either The Royal Bank of Scotland or Clydesdale Bank.

5 Proposal

- 5.1 It is proposed therefore to dispose of the site at Newlandsmuir Farm, Palmerston, East Kilbride extending to 0.827 hectares (2.043 acres) or thereby shown on the attached indicative plan to Imagine Developments Ltd on the following principle terms. The purchase price shall be £1,526,000 exclusive of VAT subject to necessary planning and other statutory consents being granted for the development of 22 residential units and the developers being responsible for the Council's reasonably incurred legal expenses.

6 Employee Implications

- 6.1 There are no employee implications.

7 Financial Implications

- 7.1 Disposal of the site will generate a receipt of £1,526,000 for the Council's non-housing programme subject to deduction of any abnormal costs 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 consultation with Planning, Roads and Legal Services have taken place. Both Planning and Roads Services have intimated that the submission received from Imagine Developments Ltd is compliant with the development brief for the site. Legal Services have confirmed the offer submitted on behalf of Imagine Developments Ltd is a valid legal offer and have advised that the Council should proceed by the issue of an offer to sell.

Iain Urquhart
Executive Director (Enterprise Resources)
10 July 2006

Link(s) to Council Objectives

- None

Previous References

- Executive Committee 21 June 2006

List of Background Papers

- Report to Executive Committee 21 June 2006

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)

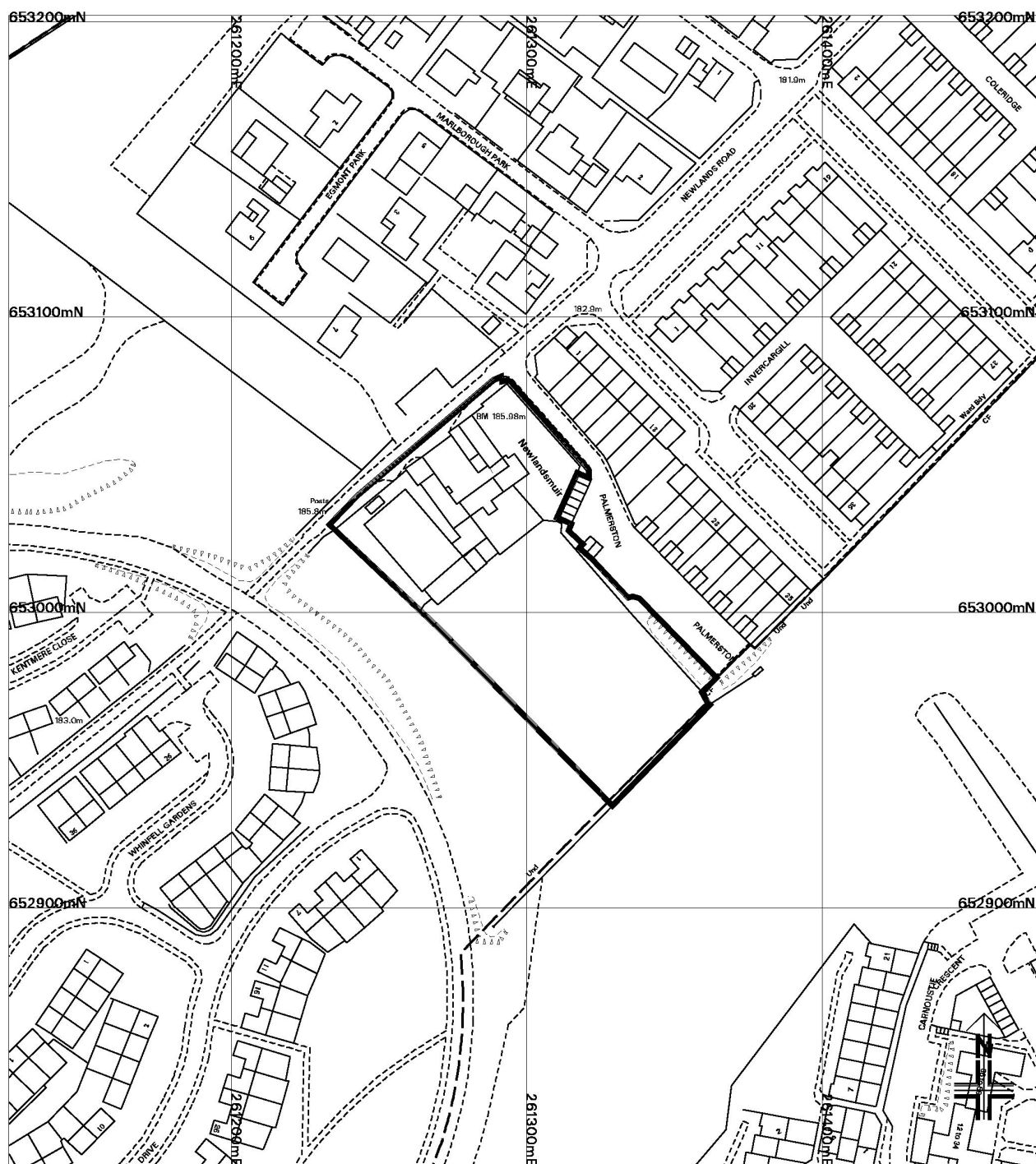
E-mail: bill.barr@southlanarkshire.gov.uk

LOCATION PLAN - For Committee purposes only

Ground at Palmerston East Kilbride

SOUTH
LANARKSHIRE
COUNCIL

ESTATES SERVICES



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 2006

19/06/2006