

Report

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Report to:	Estates Committee
Date of Meeting:	7 March 2006
Report by:	Executive Director (Enterprise Resources)

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

1.1 The purpose of the report is to:-

- ◆ seek approval to dispose of two areas of land at Mauldslie Road, Carluke extending to 5,095 sq.m. or thereby and 260 sq.m. or thereby to Maritsan Developments Ltd
- ◆ 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 sale of the land at Mauldslie Road, Carluke extending to 5,095 sq.m. or thereby and 260 sq.m. or thereby shown bound black on the attached plan to Maritsan Developments Ltd. be authorised in the sum of £450,001 in terms of the District Valuer's report of 9 January 2006.
- (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 in terms which are in the best interests 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 ex-officio member to progress the sale of the site to Maritsan Developments Limited in order that the transaction can be concluded as soon as possible to facilitate the Council's Capital Receipts Programme be noted.

3 Background

- 3.1 In 1983 the subjects of sale were acquired by Strathclyde Regional Council in order to facilitate a road improvement scheme. The scheme did not proceed and the land has now passed into the ownership of South Lanarkshire Council.
- 3.2 Early in 2005 an approach was made to the Council by Munro and Partners, agents for Maritsan Developments Limited. The company wish to carry out a residential development comprising 89 units at Mauldslie Road, Carluke, and requested that the Council sell their land holding in order to facilitate the project.

- 3.3 The land in question will be used to provide an access to the proposed development. Other access points exist, which are within the control of the developer. However, by utilising the subjects of sale to construct a roundabout and the site access, road safety and traffic circulation improvements will be achieved on completion of the scheme.
- 3.4 The District Valuer was instructed to assess the value of the Council's interest taking account of all relevant factors and reported on 9 January 2006 that the market value for the two areas extending to 5095 sq.m. or thereby and 260 sq.m. or thereby at Mauldslie Road, Carluke was £450,000 and £1 respectively.
- 3.5 The District Valuer's opinion of value takes account of the contribution the larger area makes to the overall development proposal while the smaller area plays no part in the development and will be sold to relieve the Council of liability for its maintenance.
- 3.6 The land, which is held in the Enterprise Account will be declared surplus through Council procedures, and will be included in 1 March 2006 Executive Committee Report to this effect.

4 Proposal

- 4.1 It is proposed, therefore, to dispose of the two areas of ground at Mauldslie Road, Carluke extending to 5095 sq.m. or thereby and 260 sq.m. to Maritsan Developments Limited in order to facilitate the residential development of 89 units on adjacent land at Mauldslie Road, Carluke.
- 4.2 The purchase price shall be £450,001 exclusive of VAT subject to the necessary planning and other statutory consents being granted for the proposed development. The purchasers shall be responsible for meeting the Council's reasonably incurred legal expenses.

5 Employee Implications

- 5.1 There are no employee implications.

6 Financial Implications

- 6.1 The disposal of the site will generate a Receipt of £450,001 for the Council's Non-Housing Programme.

7 Other Implications

- 7.1 There are no other implications.

8 Consultation

- 8.1 Consultation has taken place with the Developer, the District Valuer, Planning, Roads and Transportation, and Legal Services.

Iain Urquhart

Executive Director (Enterprise Resources)

24 January 2006

Link(s) to Council Objectives

- None

Previous References

- None

List of Background Papers

- District Valuer's report of 9 January 2006

Contact for Further Information

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

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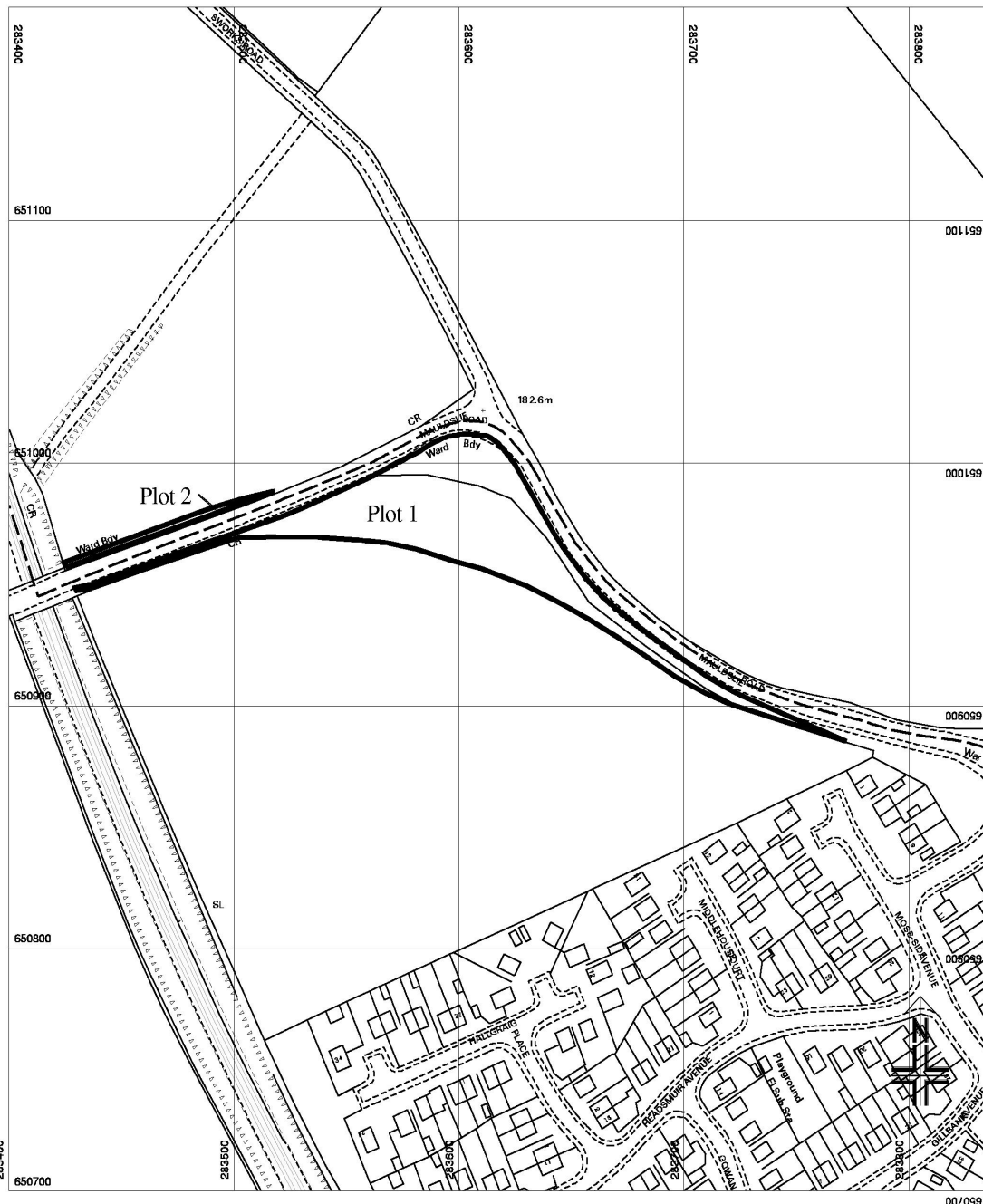
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LOCATION PLAN - For Committee Purposes Only

Ground at Mauldslie Road
Carluke



ESTATES SERVICES



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