

Report

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Report to:	Estates Committee
Date of Meeting:	31 May 2005
Report by:	Executive Director (Enterprise Resources)

Subject:	Proposed Sale of Land at Cambuslang Road, Cambuslang – Eastfield Resource Centre
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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 at Cambuslang Road, Cambuslang and to recommend acceptance of the offer received from Carronvale Homes Limited.
- ◆ note the action taken in authorising the conclusion of this transaction in terms of Standing Order No 36(c).

2 Recommendation(s)

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

- (1) agree the sale of ground at Cambuslang Road extending to 0.52 hectares (1.127 acres) or thereby to Carronvale Homes Limited 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 necessary legal agreements in terms which are in the best interests of the Council, to complete the sale of the subjects.
- (3) that in view of the requirements 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, in authorising the sale of the above site to Carronvale Homes Limited be noted.

3 Background

3.1 The site of the former Eastfield Resource Centre, is surplus to operational requirements and the existing building was demolished on 18 March 2005. The site, which extends to 0.52 hectares (1.127 acres) is shown on the attached plan.

4 Marketing

4.1 The site was marketed with an appropriate planning brief proposing flatted dwellings with an ancillary car park and amenity space. The site was offered for sale on the open market for a period of seven weeks from the 31 January 2005 in the local and national press. 253 sets of marketing particulars were sent to developers, property professionals and members of the public with a closing date of 18 March 2005.

4.2 At the closing date of 18 March 2005, twelve offers were received. The highest offer received was for £1,300,000 from Carronvale Homes Limited, proposing the erection of 40 flats with appropriate parking and amenity provision. After consultation with Planning, Roads and Transportation and Legal Services it has been concluded that this offer comprises the most appropriate in financial terms, and in principle satisfies the terms of the development brief. The proposed development will be erected over four storeys with frontages onto Cambuslang Road and Bogleshall Road, with access being from Bogleshall Road and the parking areas to the rear of the properties.

4.3 Carronvale Homes Limited is a Falkirk based building/development company who are involved in a number of residential schemes throughout Scotland. Financial enquiries have shown the company to be a low risk company with a good commercial rating. The company have provided a letter from Clydesdale Bank PLC confirming their financial means to provide the funding necessary to complete the acquisition of the site.

5 Proposal

5.1 It is proposed therefore to dispose of the site at Cambuslang Road, Cambuslang to Carronvale Homes Limited. The site is shown on the enclosed indicative plan.

5.2 The purchase price shall be £1,300,000, exclusive of VAT subject to the necessary consents being granted for the development of 40 residential units and the Council's reasonably incurred legal expenses being met by the purchasers.

6 Planning and Roads

6.1 Planning Services have advised that the initial submission received from Carronvale Homes Limited is compliant with the development brief for the site and is, in principle, acceptable in planning terms. Furthermore, subject to a detailed application, Roads and Transportation Services have confirmed that the proposed access is acceptable.

7 Legal

7.1 Legal Services have confirmed that the offer submitted on behalf of Carronvale Homes Limited is a valid legal offer, consistent with a transaction of this nature and have advised that the Council should proceed by 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 Capital Receipt of £1,300,000 for the Council's Non Housing Programme subject to the reduction of any abnormal costs following the appropriate site investigations. Such a deduction would also be the subject of a further Committee report.

10 Other Implications

10.1 There are no other implications.

11 Consultation

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

11.2 Consultation has taken place with Legal Services who advised that the Council should proceed by way of an offer to sell.

Iain Urquhart
Executive Director (Enterprise Resources)

17 May 2005

Link(s) to Council Objectives
None

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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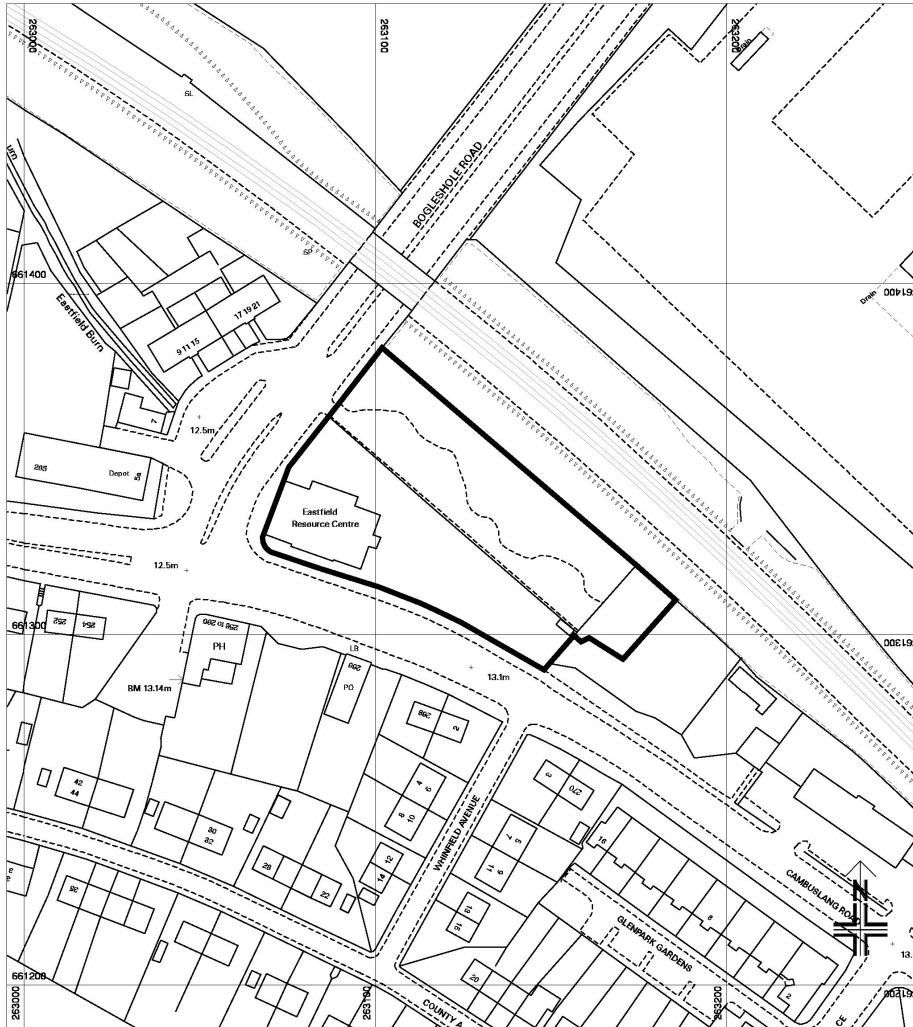
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LOCATION PLAN

Eastfield Resource Centre
Rutherglen



ESTATES SERVICES



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