

# Report

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

Subject:	<b>Proposed Sale of Site at High Whitehills Road, East Kilbride</b>
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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 High Whitehills Road, East Kilbride
- ◆ recommend acceptance of the offer to purchase the subjects received from Persimmon Homes 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 recommendations:-

- (1) the sale of the site at High Whitehills Road, East Kilbride extending to 1.687 hectares or thereby to Persimmon Homes Ltd for the sum of £1,950,000 in terms of the principal conditions as contained in Section 4 of this report be approved.
- (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 and 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 an ex-officio Member, to approve the sale of the site to Persimmon Homes Ltd, for the sum of £1,950,000 subject to the terms and conditions detailed in the report, be noted.

## 3 Background

3.1 The site at High Whitehill Road, East Kilbride was declared surplus by Community Resources Committee. The site was therefore marketed with a planning brief stating that the site was suitable for residential development. Adverts were placed in the local and national press in January and February 2005 and 235 sets of marketing particulars were sent to interested parties.

- 3.2 At the closing date of 18th March, 2005, thirteen offers were received. Following discussions with Housing and Technical Resources and Planning Services, it is concluded that the offer received from Persimmon Homes Ltd on behalf of Persimmon Partnerships (Scotland) Ltd comprises the most appropriate offer in terms of the development brief and addresses the Council's strategy for social housing provision within the East Kilbride area. Persimmon have offered the sum of £1,950,000 subject to a development of 42 detached, semi-detached, terraced and flatted units, 12 of which will be for rent and will be transferred to East Kilbride and District Housing Association.

#### **4 Proposal**

- 4.1 It is proposed therefore, to dispose of the site at High Whitehill Road, East Kilbride extending to 1.687 hectares or thereby as shown on the enclosed indicative plan to Persimmon Homes Ltd on the following terms. The purchase price shall be £1,950,000 exclusive of VAT subject to the necessary planning and other statutory consents being granted for the development of the 42 unit residential development.
- 4.2 That Persimmon undertake to provide 12 houses for Housing Association rental within the development.
- 4.3 That the Council's reasonably incurred legal expenses will be met by the purchasers.

#### **5 Employee Implications**

- 5.1 None

#### **6 Financial Implications**

- 6.1 The disposal of the site will generate a capital receipt of £1,950,000 subject to the deduction of abnormal costs following site investigations. Such deductions will be subject a further report to Committee.

#### **7 Other Implications**

- 7.1 There are no other implications.

#### **8 Consultation**

- 8.1 All necessary consultation with Planning, Roads and Housing & Technical Service have taken place.

**Iain Urquhart**

**Executive Director (Enterprise Resources)**

16 November 2005

#### **Link(s) to Council Objectives**

- Local Housing Strategy
- Creating Successful Communities
- Living in the Community
- Supporting our Communities
- Managing South Lanarkshire's Wealth of Resources

**Previous References**

- Community Resources Committee 5 April 2005

**List of Background Papers**

- Report to Community Resources Committee 5 April 2005 – Surplus Property

**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 & Support Services

Ext: 5147 (Tel: 01698 455147 )

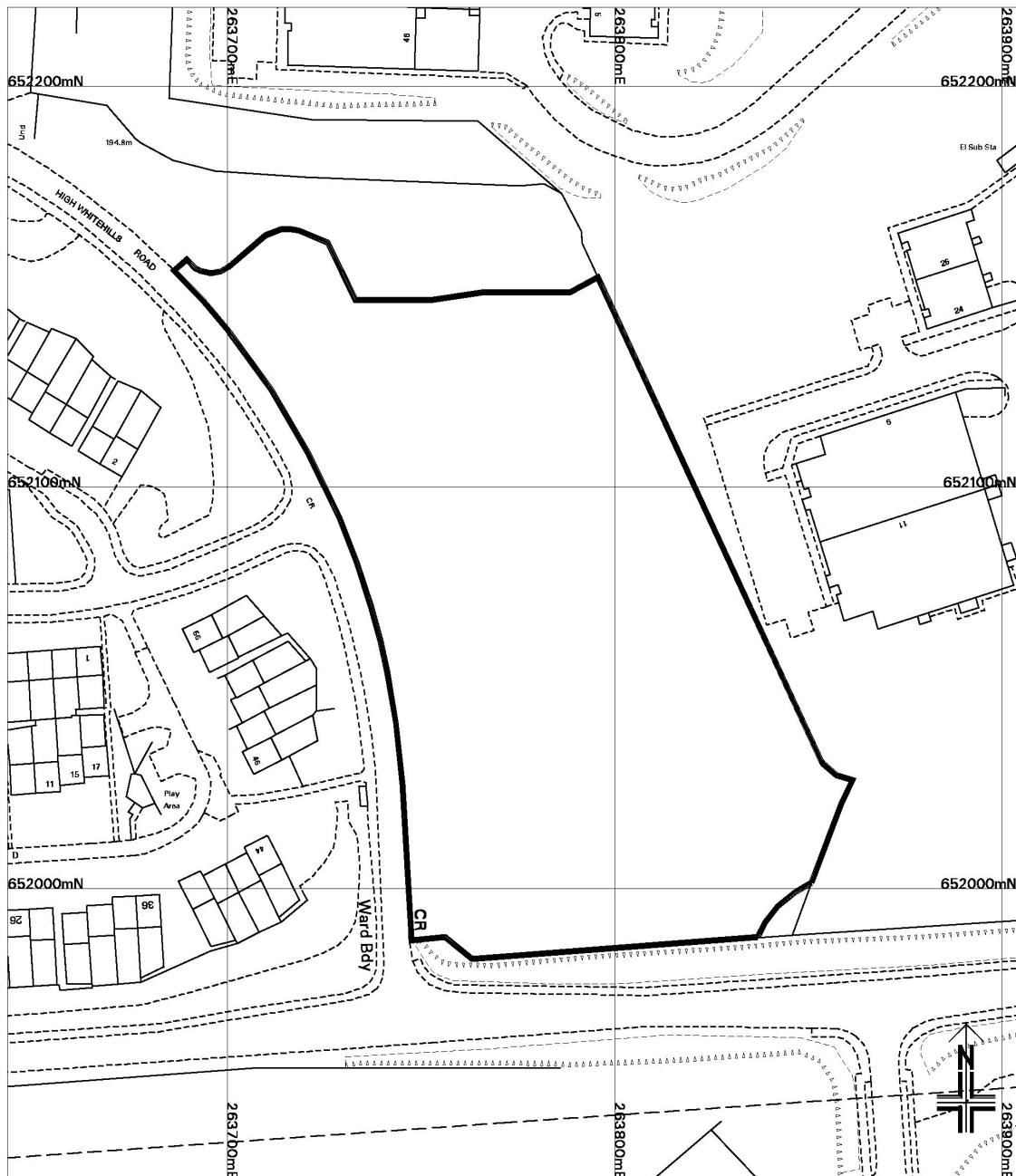
E-mail: [bill.barr@southlanarkshire.gov.uk](mailto:bill.barr@southlanarkshire.gov.uk)

# LOCATION PLAN - For Committee purposes only

Ground at High Whitehills Road  
East Kilbride



## ESTATES SERVICES



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