

Report

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Report to:	Estates Committee
Date of Meeting:	17 January 2012
Report by:	Executive Director (Housing and Technical Resources)

Subject:	Sale of Land at Carlisle Road, Ferniegair, Hamilton
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1 Purpose of Report

1.1 The purpose of the report is to:-

- ◆ Seek approval for the disposal of land at Carlisle Road, Ferniegair, Hamilton to Mr Vincent Hendry, Avon Mill Cottage, Old Avon Road, Hamilton to incorporate into an adjacent residential development proposal.

2 Recommendation(s)

2.1 The Committee is asked to approve the following recommendations:-

- (1) that the disposal of land at Carlisle Road, Ferniegair extending to 0.2124 hectares (0.52 acres) or thereby to Mr Vincent Hendry, be approved at a cost of £210,000 exclusive of VAT and in terms of the principal conditions in section 4 of this report.
- (2) that the Executive Director (Housing and Technical Resources), in consultation with Head of Legal Services, if appropriate, be authorised to conclude all matters in respect of the disposal and enter into the necessary legal agreements on terms which are in the best interests of the Council.

3 Background

- 3.1 The site at Carlisle Road, Ferniegair, extending to 0.2124 hectares (0.52 acres), as shown on the attached indicative plan, is owned by the Council and was declared surplus by the Executive Committee on 6 July 2011. The land was brought to the Council's attention as part of possible residential development opportunity by an adjacent owner to the site. The land is overgrown and sits on the periphery of the sports pitches at Ferniegair but is not capable of separate development whilst the pitches are operational.
- 3.2 The Council understood there to be multiple interests in this land as there is more than one adjoining owner and, therefore, offered the adjoining parties the opportunity to bid for the land and submit offers at a closing date, set on the 28th October 2011.
- 3.3 At the closing date of 28 October 2011, one offer was received. The offer was financially acceptable and as there were no constraints or conditions applied to the ground, it was deemed acceptable subject to the purchaser obtaining the necessary consents.

4 Proposal

- 4.1 It is proposed, therefore, to dispose of the site at Carlisle Road, Ferniegair extending to 0.2124 hectares (0.52 acres) or thereby, as shown on the attached indicative plan to Mr Vincent Hendry, subject to the following principal conditions:

- ◆ The purchase price to be £210,000 exclusive of VAT.
- ◆ The transaction will be subject to the purchasers obtaining planning consent for a proposed residential development.
- ◆ The Council's legal fees will be met by the purchaser.

5 Employee Implications

5.1 There are no employee implications.

6 Financial Implications

6.1 It is anticipated that disposal of the site will generate a receipt of £210,000 for the Council's General Services capital programme in year 2012/13.

7 Other Implications

7.1 The risk of not proceeding will result in the capital receipt not being available for the Council's capital programme.

7.2 The residential development will be subject to Planning and all other statutory consents in accordance with the Council's sustainable development strategy.

8 Equalities Impact Assessment and Consultation Arrangements

8.1 All necessary consultations have been undertaken. Initial discussions have been carried out with Planning Services and Roads and Transportation Services and they have intimated they are supportive of the proposal subject to the purchaser carrying out the full planning application process.

8.2 This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy and therefore, no impact assessment is required.

Lindsay Freeland

Executive Director (Housing and Technical Resources)

9 December 2011

Link(s) to Council Objectives/Improvement Themes/Values

- ◆ Improve the quality, access and availability of housing
- ◆ Improve the quality of the physical environment
- ◆ Accountable, effective and efficient
- ◆ Efficient and effective use of resources
- ◆ Sustainable development

Previous References

Executive Committee 6 July 2011

List of Background Papers

None.

Contact for Further Information

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

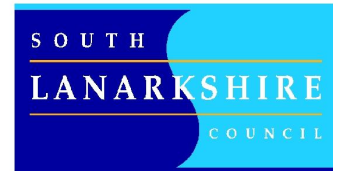
Mr Joseph Lawson, Property Officer

Ext: 5113 (Tel: 01698 455113)

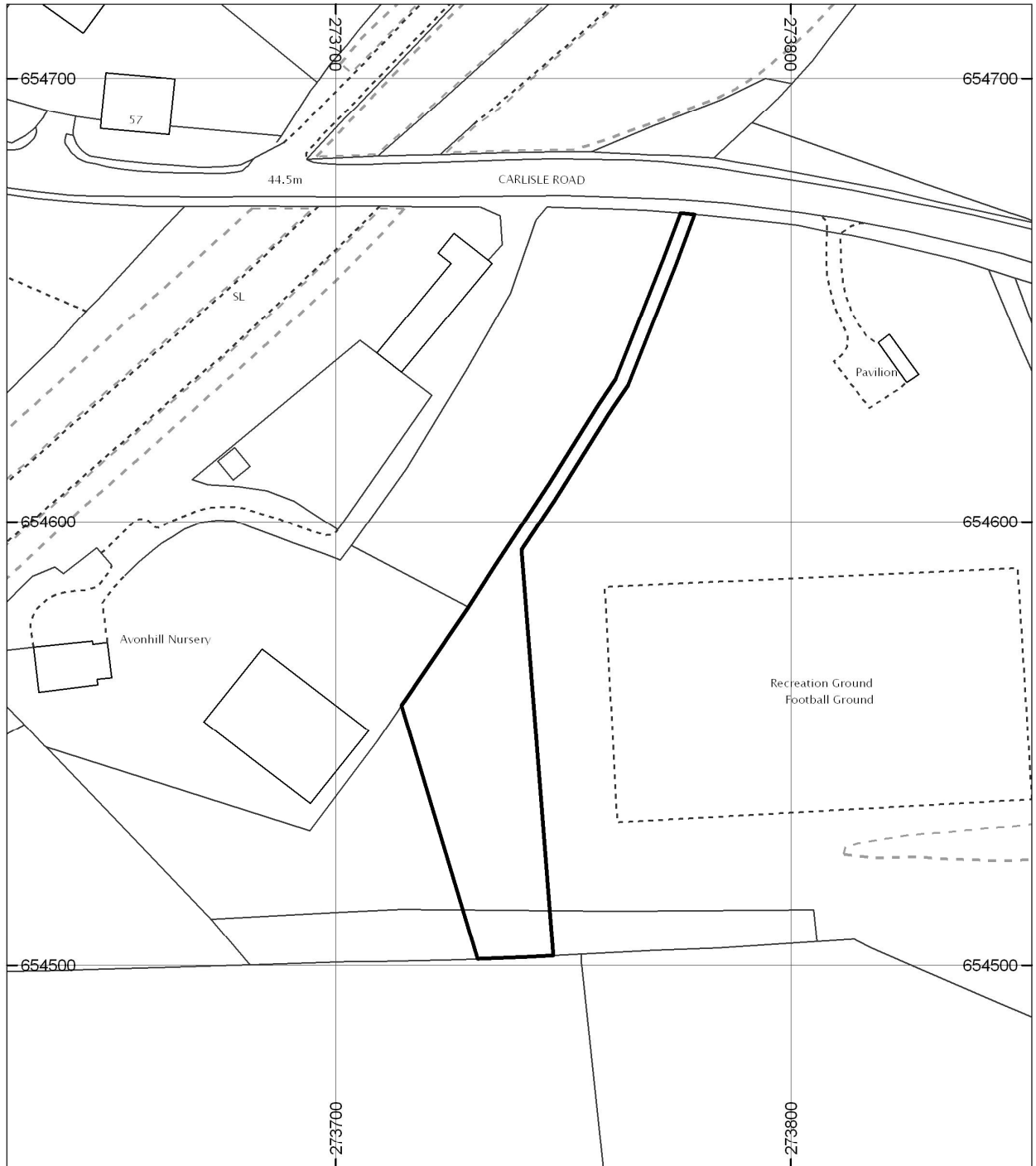
E-mail: joseph.lawson@southlanarkshire.gov.uk

LOCATION PLAN - For Committee Purposes Only

Ground Adjacent Avonhill Nursery
Carlisle Road, Ferniegair



PROPERTY SERVICES



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