

EAST RENFREWSHIRE COUNCILCABINET28 November 2019Report by Director of EnvironmentPROPOSED SALE OF LAND AT VICTORIA ROAD, BARRHEAD**PURPOSE OF REPORT**

1. The purpose of the report is to ask the Cabinet to approve the proposed sale of Housing Service held Council owned land adjacent to Victoria Road, Barrhead to an adjoining owner Mr Jason McEnhill.

RECOMMENDATION

2. The Cabinet is asked to approve the proposed sale of Council owned ground, extending to approximately 183sq.m. or thereby, to Mr Jason McEnhill as adjoining owner and delegate to the Director of Environment, in consultation with the Chief Officer (Legal and Procurement), to finalise negotiations and conclude the sale.

BACKGROUND AND REPORT

3. Mr Jason McEnhill is the owner of land fronting Victoria Road on which he proposes a residential development for which he has secured planning permission.

4. The Council owns land adjacent to that of Mr McEnhill. However, the Council's land is "landlocked" between Mr McEnhill's land, the garden of 36 Victoria Road and the rear boundary of 41 Fereneze Grove to the south. As a result, the Council's land in isolation has no potential and is a ground maintenance liability. The land is shown outlined bold and hatched on the indicative location plan attached.

5. It is proposed to dispose of the Council land to Mr McEnhill. This will provide the Council with a capital receipt and enable enlargement of the rear garden of one of houses within Mr McEnhill's proposed residential development.

6. Whilst the Council's ground on its own is only of nominal value, in combination with Mr McEnhill's land it contributes to its residential potential. Marriage value arises from the combination of the two ownerships justifying the Council in seeking a reasonable share of the uplift in the land's value.

7. Following negotiations with Mr McEnhill a consideration of £6,000 (Six Thousand Pounds) is proposed having regard to the relative significance of the Council's land in the context of the proposed residential development and the consideration paid for the adjoining site. This is considered to be an appropriate sum.

8. Without realistic prospect of alternative use the proposed sale resolves its future, secures a capital receipt and avoids any future ground maintenance liability.

CONSULTATION

9. There has been consultation with the Environment Department's Housing and Planning Services.

PARTNERSHIP WORKING

10. The proposed sale of the land has no partnership working implications.

IMPLICATIONS OF THE PROPOSAL

11. There are no staffing, equality or sustainability implications associated with this report.

CONCLUSIONS

12. The land's proposed sale will secure a capital receipt and avoid a potential long term Council maintenance liability by the land being combined with the adjoining residential land to enlarge the back garden of one of the houses within the proposed development.

13. The following provisional terms and conditions are proposed:

- Jason McEnhill, as prospective purchaser, being an adjoining owner.
- The ground proposed to be sold being that shown outlined bold and hatched on the indicative location plan attached extending to approximately some 183 sq.m. or thereby.
- The consideration being £6,000 (Six Thousand Pounds).
- The prospective purchaser securing the necessary planning permission together with any other consents necessary, statutory or otherwise, associated with the proposed change in the land's use.
- The prospective purchaser, in accordance with the council's standard requirements, meeting the Council's reasonable legal and surveyor's fees incurred in concluding the proposed sale.
- The date of entry together with all other appropriate terms and conditions being a matter for negotiation between the respective parties' solicitors.

FINNACE AND EFFICIENCY

14. The proposed sale of this area of landlocked ground will result in a modest capital receipt and avoid future ground maintenance liability.

RECOMMENDATION

15. The Cabinet is asked to approve the proposed sale of Council owned ground, extending to approximately 183sq.m. or thereby, to Mr Jason McEnhill as adjoining owner and delegate to the Director of Environment, in consultation with the Chief Officer (Legal and Procurement), to finalise negotiations and conclude the sale.

Director of Environment

Further information can be obtained from Andrew Corry, Head of Environment (Operations) 0141 577 3458.

Convener contact details

Councillor Tony Buchanan
(Leader of the Council)

Office: 0141 577 3107
Mobile: 07976 360398

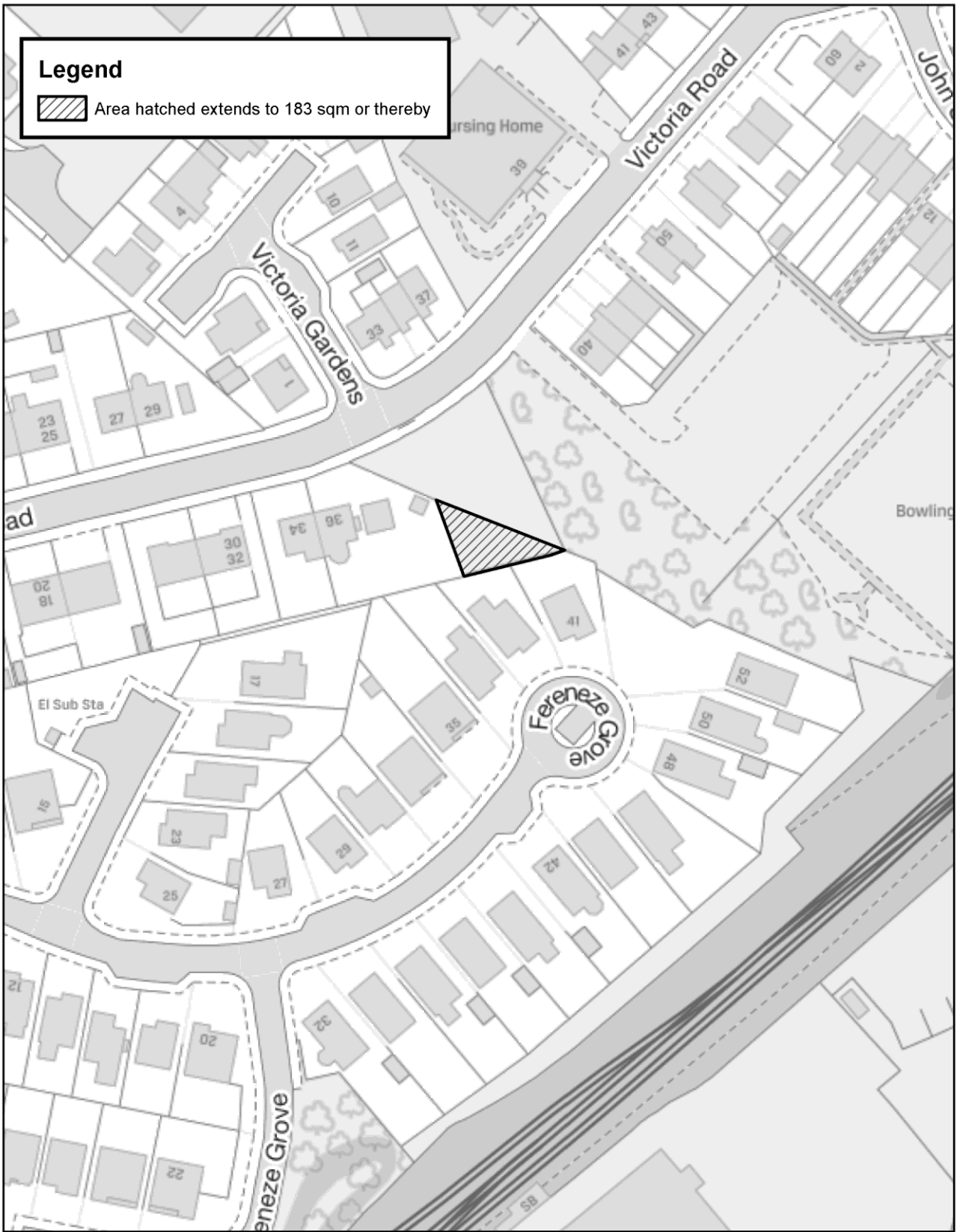
October 2019

BLANK PAGE



Land at Victoria Road, Barrhead

1:1,000



BLANK PAGE