

21 March 2016**Agenda Item: 9b****REPORT OF SERVICE DIRECTOR ENVIRONMENT, TRANSPORT &
PROPERTY****DISPOSAL OF LAND AT BROOMHILL FARM, NOTTINGHAM ROAD,
HUCKNALL****Purpose of the Report**

1. To seek approval to enter in to a conditional contract for the sale of approximately 16.5 acres (6.68 Hectares) at Broomhill Farm, Nottingham Road, Hucknall on terms outlined in the exempt appendix.

Information and Advice

2. Some information relating to this report is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972. Having regard to the circumstances, on balance the public interest in disclosing the information does not outweigh the reason for exemption because divulging the information would significantly damage the Council's commercial position. The exempt information is set out in the exempt appendix.
3. The Broomhill Farm site was let as a smallholding until retirement of the tenant in 2002. Subsequently, the site was given a residential allocation in the Ashfield District Local Plan and placed on the market for sale.
4. Bids were received and a sale agreed for the whole site, however due to market conditions the sale did not complete.
5. A decision was then taken (based on advice received from appointed agents), for the site to be sold by the Authority in two phases. The first phase was then sold in 2013, and this report deals with the sale of the remaining second phase.
6. Marketing of the site commenced in late summer 2015 informal bids were sought.
7. Two bids were received are these are detailed in the exempt appendix. It should be noted that the disposal recommended is conditional on the purchaser being able to secure a suitable planning consent for its proposed development of the site.

Other Options Considered

8. The site is included in the Authority's Capital Receipts Programme. Consideration has been given to retention of the site pending an improvement in market

conditions, however there is no guarantee that the site will retain its allocation in a revised Ashfield Local Plan which is presently under review.

Reason/s for Recommendation/s

9. To accord with the Authority's approved Capital Receipts Programme.

Statutory and Policy Implications

10. This report has been compiled after consideration of implications in respect of crime and disorder, finance, human resources, human rights, the NHS Constitution (Public Health only), the public sector equality duty, safeguarding of children and vulnerable adults, service users, sustainability and the environment and ways of working and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

RECOMMENDATION/S

- 1) That approval is given to enter in to a conditional contract for the sale of approximately 16.5 acres (6.68 Hectares) at Broomhill Farm, Nottingham Road, Hucknall on terms outlined in the exempt appendix.

Jas Hundal

Service Director – Environment, Transport & Property

For any enquiries about this report please contact: Tim Slater 0115 977 2076

Constitutional Comments (CEH 23.02.16)

11. The recommendation falls within the delegation to the Finance and Property Committee. When disposing of its land the Council is required to obtain the best price reasonably obtainable in the open market.

Financial Comments (GB 26.02.16)

12. The financial implications are set out within the report and exempt appendix.

Background Papers and Published Documents

13. None.

Electoral Division(s) and Member(s) Affected

14. Ward(s): Hucknall
Member(s): Councillor John Wilmott, Councillor John Wilkinson, Councillor Alice Grice