

15 October 2012

Agenda Item: 5(b)

REPORT OF SERVICE DIRECTOR TRANSPORT, PROPERTY & ENVIRONMENT

DISPOSAL OF LAND FORMERLY CUCKNEY DEPOT, CUCKNEY

Purpose of the Report

1. To seek approval to enter in to a contract for the sale of land at Cuckney formerly Cuckney Depot on terms outlined in the Exempt Annex.

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 Some information relating to this report is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972.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 site comprises a former sub depot operated by Highways in the village of Cuckney. The land became surplus to their requirements due to the re-organisation of Highway Services and construction of the Bilsthorpe Depot. The site has a total area of 0.22 Hectares of land only and does not contain any buildings.
4. The land has been declared surplus to County Council requirements and been listed on the Capital Receipt List for disposal.
5. Intensive marketing of the property commenced in June 2012 for a sale by private treaty. Initial offers received in August 2012 were considered insufficient, so best and final offers were requested.
6. Details of offers received are detailed in the Exempt Annex. In particular, it should be noted that the disposal recommended is UNCONDITIONAL.
7. The land to be disposed of is outlined in red on the attached plan.

Other Options Considered

8. Consideration was given to sale by auction – it was felt sale by private treaty would produce greater interest, allow for more discussion with interested parties and that buyers could be made aware of the unusual private arrangements for any water utilities in Cuckney.

Reason/s for Recommendation/s

9. The Authority has no strategic requirement for the property.

Statutory and Policy Implications

10. This report has been compiled after consideration of implications in respect of finance, equal opportunities, human resources, crime and disorder, human rights, the safeguarding of children, sustainability and the environment and those using the service 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 into a contract with Offer 2 for the sale of land at Cuckney, as set out in the exempt appendix.

Jas Hundal

Service Director - Transport, Property & Environment

For any enquiries about this report please contact: Gael Gamble 0115 9772083

Constitutional Comments (SSR 18.9.12)

11. This decision falls within the decisions that may be approved by the Finance and Property Committee.

Under Section 123 of the Local Government Act, 1972 the Council is required to obtain the best price reasonably obtainable for the sale of land, failing which it must comply with the General Disposal Consent Order. These are matters, which the decision makers must be satisfied with prior to approving the recommendation.

Financial Comments (CS 19-09-12)

12. The sale would generate a capital receipt, which would be used to help fund the Capital Programme.

Electoral Division(s) and Member(s) Affected

13. Ward(s): Tuxford
Member(s): Cllr John Hemsall

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SP: 2300

Properties affected: 07005 - Cuckney Sub Depot