



**12 November 2012**

**Agenda Item: 8(a)**

**REPORT OF SERVICE DIRECTOR - TRANSPORT, PROPERTY &  
ENVIRONMENT**

**DISPOSAL – FORMER CLARBOROUGH PRIMARY SCHOOL, CHURCH  
LANE, CLARBOROUGH**

**Purpose of the Report**

1. To seek approval of the Finance & Property Committee to:
  - a) The sale by auction of the former Clarborough Primary School, Church Lane, Clarborough as set out in the report; and
  - b) The appointing of Savills as auctioneer
  - c) The reserve price being approved by the Service Director, Transport, Property & Environment, in consultation the Chair (or Vice Chair in his absence) of the Finance and Property Committee in consultation with the Agent prior to the auction.

**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 Some information relating to this report is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972.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.
  - a. The property comprise a former school and associated grounds which has become surplus following the building of the new school off Hillview Crescent.
  - b. The old school was closed in 2008 since this time the property has remained vacant whilst the County Council have been seeking S77 consent, this has now been granted.
  - c. The Authority have no strategic requirements for the property and approval is therefore sought to dispose of the property to produce a capital receipt.
  - e. The property to be disposed of is outlined in red on the attached plan.
  - f. Disposal by auction is considered to be the most appropriate option and method of sale. Approval is sought to appoint Savills who are a well

established, experienced and respected auctioneer and are considered to be the most appropriate to maximize the sale value of the property. A reserve however will be agreed in consultation with the agent prior to the auction once interest has been gauged (see exempt index).

- g. Purchasers are to be made aware a 2% buyer's premium will be charged plus auctioneers costs will be collected on completion. This should cover the Auctioneer's fee and our legal expenses.

### **Other Options Considered**

- 3. Consideration has been given to sell by private treaty - it is thought that sale by auction with a longer than normal marketing time to auction date will produce greater interest and a higher capital receipt. A sale by private treaty would also take considerable time delaying the capital receipt and the County Council would incur further costs for maintenance, insurance and security whilst the property remains vacant. The property has already been vacant for approximately four years.

### **Reason/s for Recommendation/s**

- 4. The Authority has no strategic requirement for the property.

### **Statutory and Policy Implications**

- 5. 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: -
  - a) The sale by auction of the former Clarborough Primary School, Church Lane, Clarborough.
  - b) Appoint Savills as auctioneers
  - c) The grant of authority for the Service Director, Transport, Property & Environment, in consultation the Chair (or Vice Chair in his absence) of the Finance and Property Committee also in consultation with the Auctioneers shortly prior to the auction date, to set the reserve price.

**Jas Hundal**  
**Service Director - Transport, Property & Environment**

**For any enquiries about this report please contact:  
Luke Smith 0115 9772082**

### **Constitutional Comments (CEH 18.10.12 )**

6. When disposing of land, the Council is required to obtain the best price reasonably obtainable on the open market. The Finance and Property Committee has the delegated authority to consider and approve the recommendations set out in the report. The contract and conditions of sale will need to be prepared by the Group Manager for Legal and Democratic Services.

### **Financial Comments (CS 17/10/12)**

7. The sale would generate a capital receipt, which would be used to help fund the Capital Programme. The auctioneers costs etc would be funded by the purchasers.

### **Background Papers**

8. None.

### **Electoral Division(s) and Member(s) Affected**

9. Ward(s): Misterton  
Member(s): Cllr Liz Yates

File ref.: /LS/SL/  
SP: 2317  
Properties affected: 01016 - Clarborough Primary