



12 November 2012

Agenda Item: 8(c)

REPORT OF THE CORPORATE DIRECTOR

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 12.5 acres 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 Some information relating to this report is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972.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 County Council own the freehold of the Broomhill Farm site which was let as a smallholding until retirement of the tenant in 2002. Subsequently, the site was allocated for housing in the Ashfield District Local Plan. The total site allocation for housing is 25 Hectares.
4. Developers are presently favouring smaller sites due to market conditions. For this reason, a decision was taken in conjunction with advice received from appointed agents, for the 25 Hectare site to be sold by the Authority in two phases. This report deals with the sale of the first phase, it should be noted that the second phase will be offered to the market once the Phase 1 infrastructure is complete.
5. Marketing of the site commenced in December 2011 and informal bids were sought.
6. Seven 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 planning consent for its proposed development of the site.

Other Options Considered

7. 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.

Reason/s for Recommendation/s

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

Statutory and Policy Implications

9. 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 in to a conditional contract for the sale of approximately 12.5 acres at Broomhill Farm, Nottingham Road, Hucknall on terms outlined in the exempt appendix.

Jas Hundal

Service Director - Transport, Property & Environment

For any enquiries about this report please contact:

Tim Slater 0115 977 2076

Constitutional Comments (CEH 18.10.12)

10. 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.

Financial Comments (CS 17/10/12)

11. The sale (subject to the purchaser securing planning consent) would generate a capital receipt as detailed in the exempt appendix and would be used to help fund the Capital Programme.

Background Papers

12. None.

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

Electoral Division(s) and Member(s) Affected

Ward(s): Hucknall

Member(s): Cllr Mick Murphy, Cllr Reverend Tom Irvine, Cllr Kevin Rostance

File ref.: /TS/SL/00072

SP: 2320

Properties affected: 00072 - Broomhill Farm 1

