

22 May 2013

Agenda Item: 7 (c)

REPORT OF SERVICE DIRECTOR – TRANSPORT, PROPERTY & ENVIRONMENT

SALE OF LAND ON SANDY LANE, MANSFIELD

Purpose of the Report

1. To seek approval to the sale by informal tender of the land on Sandy Lane, Mansfield as shown on the attached plan.

Information and Advice

2. The 3.43 acres of land was originally purchased for the purposes of a new Residential Home with an additional parcel of land (0.17 acres) fronting Sandy Lane purchased from Mansfield District Council (MDC) to provide suitable access into the site for development purposes.
3. The additional land has covenants restricting the use of the land to the provision of a Residential Home for Older People and a number of self-contained residential flats for occupation by the elderly. The covenant also precludes the use of the land for commercial or business activity.
4. NCC are currently in negotiations with MDC regarding release of the above restrictive covenant.
5. At present the site is allocated as housing in the MDC local plan.
6. MDC own the land behind the site and access to their land will be problematic to develop without an access road through our site.
7. As the site is not required for extra care provision it is therefore surplus to the County Council and can be sold.

Other Options Considered

8. To retain the site but this would incur ongoing costs to the County Council i.e. fly tipping etc.

Reason/s for Recommendation/s

9. To generate a capital receipt from a site which is surplus to the operational requirements of the County Council.

Statutory and Policy Implications

10. This report has been compiled after consideration of implications in respect of finance, the public sector equality duty, 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 the sale by informal tender of the land at Sandy Lane, Mansfield as shown on the attached plan.

LEGAL COMMENTS (CEH 02-May-2013)

11. The recommendation falls with the remit of the Finance and Property Committee.

COMMENTS OF THE SERVICE DIRECTOR - FINANCE (TR 9-May-2013)

12. Any sale will generate a capital receipt which will be used to help fund the Capital Programme.

Background Papers

13. None.

Electoral Division(s) and Members(s) Affected

14. Ward(s): Mansfield South
Member(s): Councillor Andy Sissons, Councillor Stephen Garner

File ref.: /GG/SB/06415
SP: 2435
Properties affected: 06415 - RHOP Sandy Lane