

**23 February 2015****Agenda Item:7b****REPORT OF SERVICE DIRECTOR TRANSPORT, PROPERTY &  
ENVIRONMENT****DISPOSAL OF LAND AT SANDY LANE, MANSFIELD****Purpose of the Report**

1. To report on the marketing of the property, and offers received.
2. To seek approval to enter into a contract for the sale of land at Sandy Lane, Mansfield

**Information and Advice**

3. Some information relating to this report is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972.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 exempt appendix.
4. 3.43 acres of land was originally purchased from the Trustees for the Allotments for the Labouring Poor 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.
5. The additional land has covenants in MDC favour 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
6. Negotiations were entered into with MDC for the release of the covenants on the 0.17 acre of land fronting Sandy Lane. However, MDC were not willing to release the restriction as they would prefer to insist any developer will need to provide an adoptable standard road through the NCC site to facilitate opening up their surrounding land for future development.
7. At present the site is allocated as housing in the Mansfield District Council (MDC) local plan but does not benefit from any detailed planning consent.
8. The property has been marketed seeking offers for sale by informal tender. Offers have been received from two parties, on an unconditional contract basis. Each of the bids has been subject to detailed scrutiny by Officers and by the Council's agents. A summary of the offers received is contained in the exempt appendix.

## **Other Options Considered**

9. An alternative to disposal would be the letting of the property, but the letting potential of the site is not considered likely to deliver a significant income stream, with a high risk of significant void (empty) periods.
10. Consideration was given to sale by auction however, at the time of going to market interest in development land in Mansfield was low and a sale by informal tender was felt to be the best way to market the site.
11. To retain the site but this would incur ongoing costs to the County Council i.e. fly tipping etc.

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

12. The Authority has no strategic or operational requirement for the property.

## **Statutory and Policy Implications**

13. 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 the bids received for the site as detailed in the exempt appendix are noted.
- 2) That approval be given to the sale of property on terms detailed in the exempt appendix.

**Jas Hundal**

**Service Director – Transport, Property & Environment**

**For any enquiries about this report please contact: Gael Gamble 0115 977 2083**

## **Constitutional Comments (EP 08.01.2015)**

14. The recommendation falls within the remit of the Finance and Property Committee by virtue of its terms of reference.

## **Financial Comments (TR 20.01.2015)**

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

## **Background Papers and Published Documents**

16. None.

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

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

File ref.: /GG/SL/06415

SP: 2784

Properties affected: 06415 - RHOP Sandy Lane