

ANGUS COUNCIL

COMMUNITIES COMMITTEE – 19 JANUARY 2016

DISPOSAL OF GROUND AT DALGETTY COURT, MUIRHEAD

REPORT BY HEAD OF PLANNING AND PLACE

ABSTRACT

This report relates to the disposal of an area of ground at 12 Dalgetty Court, Muirhead.

1. RECOMMENDATION

It is recommended that the Committee agrees to the sale of an area of ground adjacent to 12 Dalgetty Court, Muirhead to the owners of that property on appropriate terms and conditions, subject to:

- (i) Section 12 consent being received from the Scottish Ministers;
- (ii) The purchasers meeting all costs in connection with the disposal.

2. ALIGNMENT TO THE ANGUS COMMUNITY PLAN/SINGLE OUTCOME AGREEMENT/CORPORATE PLAN

This report contributes to the following local outcome contained within the Angus Community Plan and Single Outcome Agreement 2013-2016:

- We have a sustainable economy with good employment opportunities
- Angus is a good place to live in, work and visit

3. BACKGROUND

3.1 The owner of 12 Dalgetty Court, Muirhead, has applied to purchase an area of ground adjacent to their property. They propose to utilise the area as garden ground initially, with the possibility of creating off street parking in the future.

3.2 The owner has been advised that planning permission for a Change of Use of Public Open Space to Form Garden Ground is required. Any further permissions should be applied for if off street parking is created.

3.3 The Council's valuers, Messrs J & E Shepherd, initially valued the area of ground at £10,000. This was due to the potential to add value to the property by, for example, erecting an extension.

The owner advised that that a drain located within the area would prevent any development of the property and provided confirmation from Scottish Water that, as the drain served a number of properties, it could not be relocated.

Taking this into account, the valuer revised the valuation to £3,000.

3.4 The area of ground measures around 64 square metres and is shown shaded on the **attached plan**.

3.5 **Assessment of Risks.** An assessment has been undertaken and due to the nature of the subject a detailed risk assessment is not considered to be required. Other than the normal risks inherent in carrying out asset sales, no other significant risks have been identified.

3.6 **Property Implications.** Properties and assets affected by this report are all on the Housing Revenue Account – there are no implications for other corporate assets.

4. PROPOSAL

This area of ground is not considered to serve any purpose to the Council and is therefore surplus to requirements. As well as reducing the Council's maintenance obligation, the disposal will result in a capital receipt. It is recommended that the ground is sold.

5 FINANCIAL IMPLICATIONS

The financial implications arising from this report would be a capital receipt of £3,000 accruing to the HRA capital account.

NOTE: No background papers, as detailed by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information) were relied on to a material extent in preparing the above report.

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List of Appendices:

Appendix 1 Plan of the house and ground at 12 Dalgetty Court, Muirhead