

ANGUS COUNCIL

COMMUNITIES COMMITTEE – 14 NOVEMBER 2017

PROPERTY TRANSACTIONS

REPORT BY HEAD OF TECHNICAL AND PROPERTY SERVICES

ABSTRACT

This report seeks approval for property transactions which have been provisionally agreed.

1. RECOMMENDATION

It is recommended that the Committee:

- (i) Approves the property transactions detailed in **Appendix 1** which have been provisionally agreed.

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

This report contributes to the following local outcomes 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

Section 17.1 of the Council's financial regulations requires the Head of Technical and Property Services to submit a report for consideration where the value of a property exceeds delegated authority and a disposal on behalf of the Council is proposed.

4. FINANCIAL IMPLICATIONS

The Property Transactions at **Appendix 1** will result in capital receipts of £175,000 to the General Fund and £100,000 to the Housing Revenue 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 – Open Market Disposals

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Item no: 1

To seek approval for the disposal of the former Birkhill Nursery, Coupar Angus Road, Muirhead, after advertising on the open market, to a private individual for £176,176. A higher offer of £185,239 was received from West Developments (Scotland) Limited but this was conditional on them obtaining planning consent for 2 residential units on the site whereas the lower offer from an individual is a clean offer.

Property details can be found at:

<http://www.search.shepherd.co.uk/property-search~action=detail,pid=2867>

The property was marketed at Offers In Excess Of £150,000

Item No: 2

To seek approval for the disposal of the former homeless unit at Queens Close, Montrose after advertising on the open market, to a private individual for £100,000 subject to Scottish Ministers' consent. A higher verbal offer of £110,000 was received from an individual but this was conditional on obtaining an HMO Licence for the property whereas the lower offer is a clean offer.

Property details can be found at:

<http://www.search.shepherd.co.uk/property-search~action=detail,pid=1782>

The property was marketed at Offers In Excess Of £200,000 but has failed to attract offers at this level after being for sale since 2015