

ANGUS COUNCIL

COMMUNITIES COMMITTEE – 12 NOVEMBER 2019

SURPLUS PROPERTY

REPORT BY DIRECTOR OF INFRASTRUCTURE

ABSTRACT

The land identified in this report is surplus to the requirements of the Council therefore it is proposed to advertise it for sale on the open market.

1. RECOMMENDATION

It is recommended that the Committee:

- (i) approves that the land listed in this report, and shown outlined in **Appendix 1**, is declared surplus to the Council's requirements and agrees that it should be advertised for sale on the open market and disposed of, should an offer of at least the reserve price be received.

2. ALIGNMENT TO THE ANGUS LOCAL OUTCOMES IMPROVEMENT PLAN/CORPORATE PLAN

The proposal contributes to the following local outcomes contained within the Angus Local Outcomes Improvement Plan and Locality Plans:

ECONOMY

- An inclusive and sustainable economy;
- Angus is a good place to live in, work and visit.

PLACE

- An enhanced, protected and enjoyed natural and built environment.

3. BACKGROUND

- 3.1 The owners of number 25 Wishart Avenue approached the Council with a request to purchase two areas of land in the vicinity of their property. The owners have occupied a large portion of the land for over 20 years, although never entered into a formal lease agreement. A smaller portion of the land was occupied in a similar way by the previous and current owners of 16 Wishart Avenue. The current owners of 16 have now vacated the land they occupied and have confirmed that they have no interest in purchasing.

4. CURRENT POSITION

- 4.1 The areas of land, shown as Area 1 and Area 2 on the plan attached as **Appendix 1**, are deemed to be of no interest to the Council as there is no potential for development. Furthermore, the disposal will relieve the Council of the maintenance obligation they would assume once the land currently occupied by the owner of number 25 is vacated.
- 4.2 The land has been confirmed as being held on the Housing Revenue Account and the Community Housing Team have no objections to the sale. The land has been independently valued at £7,200 for Area 1 (measuring 239.3 square metres) and £8,300 for Area 2 (measuring 316.6 square metres).

5. PROPOSALS

- 5.1 It is proposed that the two areas of land at Wishart Avenue, shown on the deed plan attached at **Appendix 1**, are declared surplus to the requirements of the Council and are marketed for sale with the valuations as a reserve price and disposed of, should an offer of at least the reserve price be received. The fees incurred in connection with the disposal can be absorbed by the Housing Revenue Account.

6. FINANCIAL IMPLICATIONS

The disposal of these areas of land will generate a capital receipt for 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: Location plans of sites to be declared surplus and advertised for sale on the open market.

Appendix 1 – Deed plan of land at Wishart Avenue, Montrose.