

NORTH LANARKSHIRE COUNCIL

REPORT

To: POLICY AND RESOURCES (REGENERATION AND INFRASTRUCTURE) SUB-COMMITTEE	Subject: OLD MANSE ROAD, WISHAW
From: HEAD OF REGENERATION & INFRASTRUCTURE SERVICES	SALE OF LANDLORDS INTEREST OVER A LONG LEASEHOLD TITLE
Date: 16 May 2013	Ref: WP OldManse/LL1 W20

1. INTRODUCTION

1.1 This report concerns a proposal to sell the Council's heritable interest as landlord in respect of a long leasehold title relative to 35 Old Manse Road, Wishaw.

2. BACKGROUND

2.1 The Council has been approached by Castlebank Property Developments Limited in connection with a site at Old Manse Road, Wishaw from the liquidators of Springfield Homes Ltd. The Company is currently in the process of acquiring a larger development site and has approached the Council to acquire the landlord's interest in a small area.

2.2 The Council holds the landlord's interest in a 999 year lease granted in 1907. The developer wishes to acquire the Council's interest to consolidate the title relative to the development site. The affected area is highlighted on the attached plan.

2.3 Owing to the nature of these leasehold titles, they don't produce a rental income. Further, the Scottish Government has enacted the Long Lease (Scotland) 2012, which when in force will effectively nullify the landlord's interest in long leasehold titles like the one associated with 35 Old Manse Road.

3. SALE PROPOSAL

3.1 Following negotiations with Castlebank Property Developments Limited's solicitors, a figure of £5,000 has provisionally been agreed for the Council's heritable interest as landlord in respect of 35 Old Manse Road, Wishaw. The purchasers will also be responsible for the Council's legal costs.

3.2 The sale proposal is conditional on the developer completing the acquisition of the development site at Old Manse Road, Wishaw.

4./

4. CORPORATE CONSIDERATIONS

- 4.1 The disposal complies with Section 3.3 (Direct Sales) of the Land and Property Sales policy report, approved on 18 November 2010 by the Policy & Resources (Property) Sub-Committee.
- 4.2 The proposed sale will generate a small capital receipt.

5. RECOMMENDATIONS

- 5.1 It is recommended that Committee approve the sale of the Council's heritable interest to Castlebank Property Developments Limited or their nominees, as detailed within this report.
- 5.2 All other terms and conditions to be adjusted by the Head of Regeneration & Infrastructure Services.



ERIC HISLOP
Head of Regeneration & Infrastructure Services

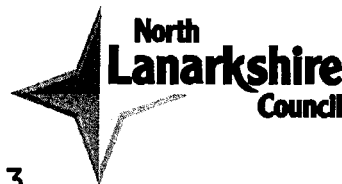
AAK

Members seeking further information on the contents of this report are asked to contact Mary Anne Robb, Section Manager, on 01236 632667.

LOCATION PLAN - For Information Only

Title: Wishaw

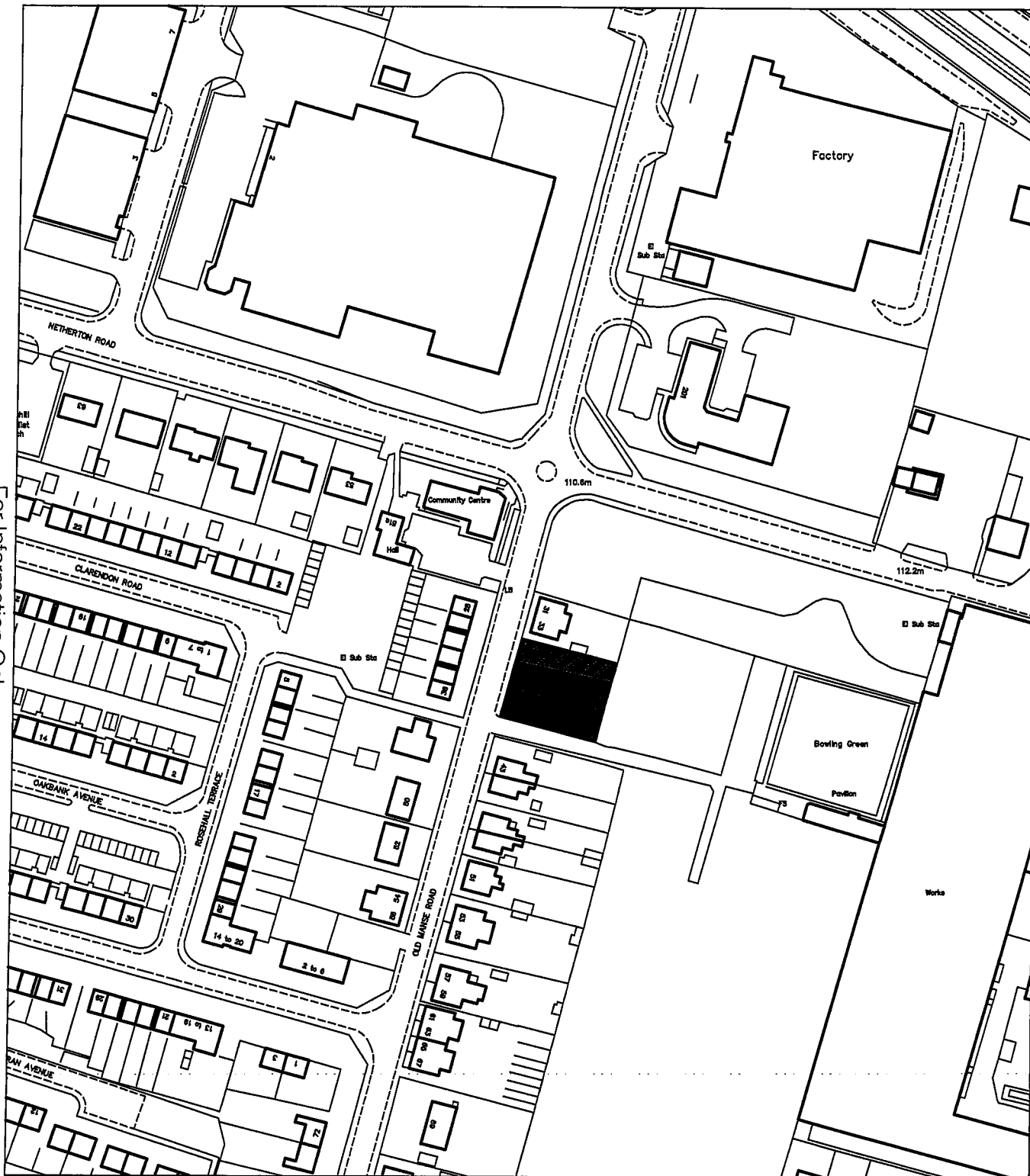
Scale 1:N.T.S.



Town: 35 Old Manse Road

Date: 18/03/13

ENVIRONMENTAL SERVICES



For Information Only

For Information Only

CARTOGRAPHIC SERVICES

Reproduced from or based upon Ordnance Survey Mapping with the permission of the Controller of H.M. Stationery Office. Crown Copyright Reserved. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. O.S. Licence Number LA 100023396

Head of Regeneration & Infrastructure
 North Lanarkshire Council
 Fleming House
 2 Tryst Road, Cumbernauld, G67 1JW