

**NORTH LANARKSHIRE COUNCIL  
REPORT**

To: <b>POLICY AND RESOURCES (REGENERATION AND INFRASTRUCTURE) SUB COMMITTEE</b>		Subject:  <b>WOODHALL STREET, CHAPELHALL</b>
From: <b>HEAD OF REGENERATION AND INFRASTRUCTURE SERVICES</b>		
Date: <b>16 May 2013</b>	Ref: <b>90018168/IM/ W11</b>	<b>SALE OF GROUND</b>

**1. INTRODUCTION**

1.1 This report concerns the proposed sale of ground at Woodhall Street, Chapelhall.

**2. BACKGROUND**

2.1 The council has been approached by the owners of the Railway Garage at 7 Woodhall Street, Chapelhall, Matthew and Lynsey Lees, who are seeking to acquire an area of open space adjacent to the garage in order to provide additional parking which will assist in alleviating a problem with on street parking at the location.

2.2 The Learning and Leisure Services committee approved a report declaring the ground extending to 153.89 square metres or thereby surplus to operational requirements on 23 August 2012.

2.3 The committee decision requires that a condition is attached to the sale of the site and any future planning permission for the development of the site, which requires the inclusion of a landscaped background and, in particular, trees, to screen the remaining land from any potential car park or business, thereby providing an appropriate backdrop to the adjacent war memorial.

**3. DESCRIPTION**

3.1 The ground to be sold presently forms part of a larger area of maintained grassed open space. The ground has a gentle slope down from east to west and there are a number of trees along the southern boundary adjacent to the neighbouring garage premises.

3.2 The area to be sold extends to 156 square metres or thereby, shown highlighted on the attached plan. The variation from the area declared surplus is a result of minor boundary changes following a detailed title plotting exercise.

**4. SALE PROPOSAL**

4.1 A sale figure of £12,500 has been provisionally agreed and the purchaser will be responsible for the council's legal fees and costs in relation to this transaction.

4.2 The sale will be conditional upon the purchaser agreeing to provide a suitable boundary treatment for the reasons detailed in 2.3 above.

**5. CORPORATE CONSIDERATIONS**

- 5.1 The disposal is in line with Section 3.3.1 (i) (Direct Sales) of the Land and Property Sales Policy report, approved by the Policy & Resources (Property) Sub-Committee on 18<sup>th</sup> November 2010.
- 5.2 The proposed disposal will generate a capital receipt for the council.

**6. RECOMMENDATIONS**

- 6.1 It is recommended that the ground at Woodhall Street, Chapelhall be disposed to the proprietors of the Railway Garage 7 Woodhall Street, Chapelhall, Matthew and Lynsey Lees or their nominees on the terms outlined in 4. above.
- 6.2 All other terms and conditions to be adjusted by the Head of Regeneration & Infrastructure Services.



**ERIC HISLOP**  
**Head of Regeneration & Infrastructure Services**

*AK* 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: Woodhall Street

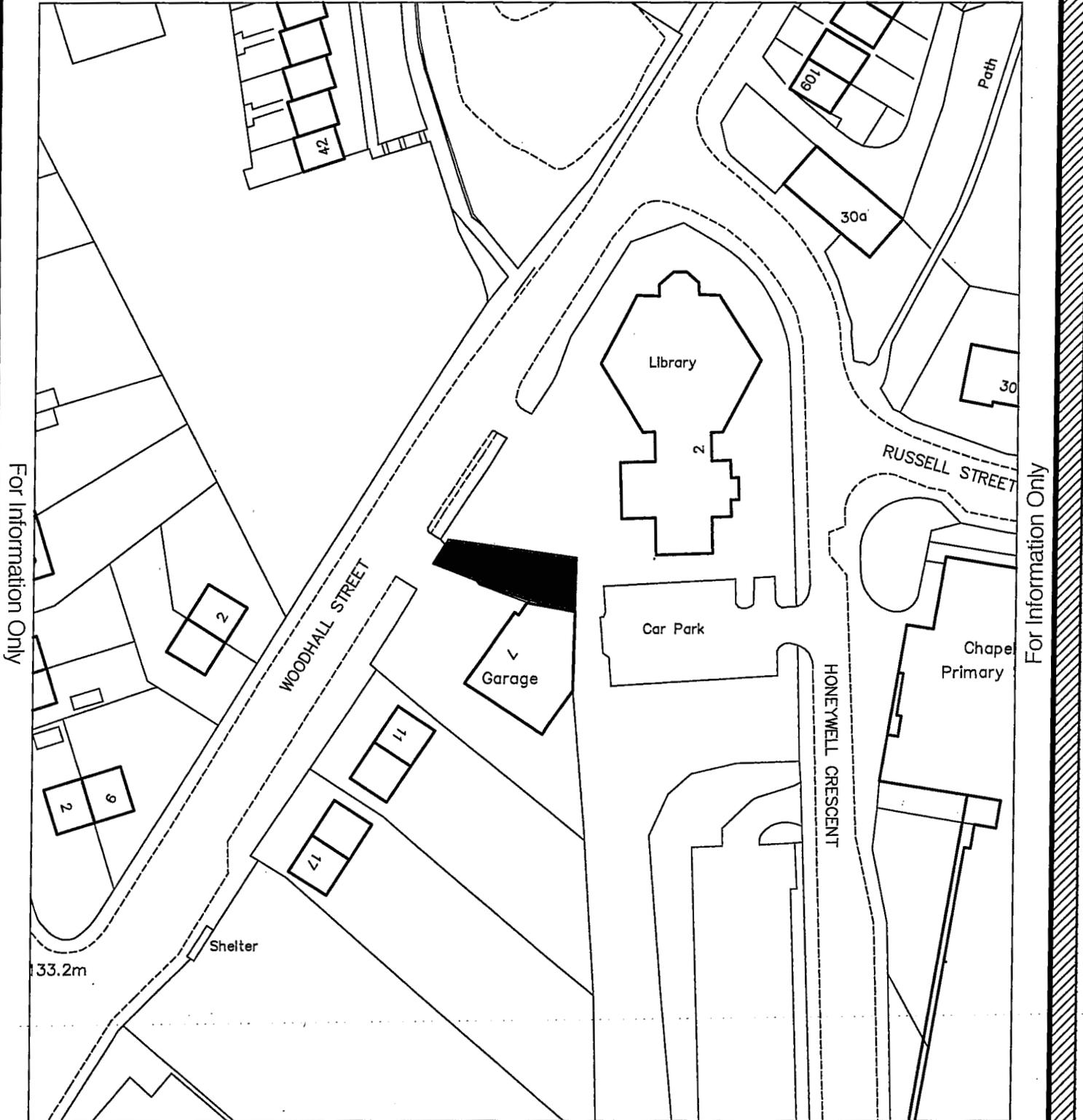
Scale 1:NTS



Town: Chapelhall

Date: 8/4/13

## ENVIRONMENTAL SERVICES



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## CARTOGRAPHIC SERVICES

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