

NORTH LANARKSHIRE COUNCIL

REPORT

To: POLICY & RESOURCES (REGENERATION & INFRASTRUCTURE) SUBCOMMITTEE	Subject:
From: HEAD OF LAND SERVICES	SALE OF LAND AT NORTHFIELD ROAD, KILSYTH
Date: 5 September 2013	Ref: HR/WARD1

1. INTRODUCTION

- 1.1 The purpose of this report is to seek Committee approval for the disposal of land at Northfield Road, Kilsyth.

2. BACKGROUND

- 2.1 The site was formally declared surplus to requirements by the Housing & Social Work Services Committee in August 2013.
- 2.2 An approach was made by a local church group, The Storehouse Church, in respect of buying land at this location, in order to construct a church building, with ancillary car parking.
- 2.3 It is proposed that the church be offered an area of land, with an option to purchase additional land within a 3 year period.

3. DESCRIPTION

- 3.1 The site is located in an established Council housing area.
- 3.2 Part of the site was formerly a garage reserve site, with all garages having been demolished, and the remainder of the site is a combination of maintained grass and semi-mature trees.
- 3.3 The site proposed for sale at this time extends to 0.98 acres or thereby, and slopes gently from East to West. It is proposed that an option to purchase is granted over additional area extending to 1.65 acres or thereby. This additional land is not all developable, as it includes an area of steep topography to the South of the site.
- 3.4 The two areas are shown on the attached location plan. The initial disposal area is shown shaded and hatched, while the second optional area is shown shaded only.

4. NEGOTIATIONS

- 4.1 A sale price of £117,850 has been agreed in relation to the first disposal. A further £72,150 will be payable in the event that the church exercise their option to purchase additional land within 3 years from the date of entry to the first site.

5. CORPORATE CONSIDERATIONS

- 5.1 The disposal of this site will not impact on Council operations.
- 5.2 The disposal of this surplus site will provide a capital receipt for the Council.
- 5.3 The disposal is in line with Section 3.3.1 (ii) (Direct Sales) of the Land and Property Sales Policy report, approved by the Policy & Resources (Property) Sub-Committee on 18th November 2010.

6. RECOMMENDATIONS

- 6.1 It is recommended that Committee approve the sale of land at Northfield Road, Kilsyth to The Storehouse Church, or their nominees, for the sum of £117,850, and £72,150 as detailed in section 4 above.
- 6.2 All other terms and conditions to be adjusted by the Head of Land Services.



**KENNETH WILSON
HEAD OF LAND SERVICES**

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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: Land at Northfield Road

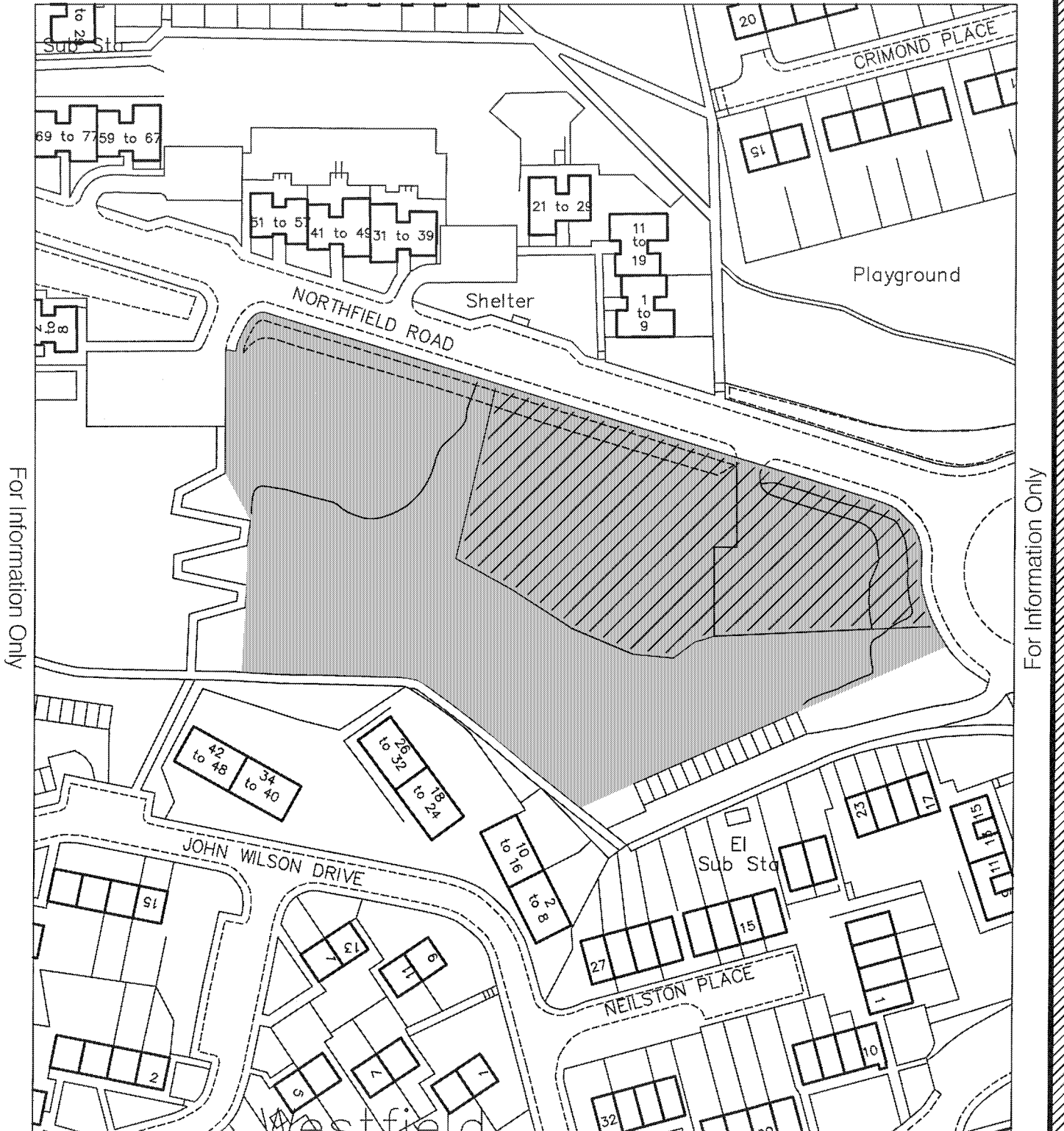
Scale 1:NTS



Town: Kilsyth

Date: 02/08/2013

LAND SERVICES



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