

**NORTH LANARKSHIRE COUNCIL**

**REPORT**

To: <b>POLICY &amp; RESOURCES (PROPERTY) SUBCOMMITTEE</b>		Subject:  <b>DISPOSAL OF LAND AT BAIRDSLAND VIEW, HATTONRIGG INDUSTRIAL AREA, BELLSHILL</b>  <b>DOON VALLEY HEAT TREATMENT LIMITED.</b>
From: <b>HEAD OF ENVIRONMENT &amp; ESTATES</b>		
Date: <b>20 FEBRUARY 2014</b>	Ref: <b>DMcC - W15</b>	

**1. INTRODUCTION**

1.1 The purpose of this report is to seek Committee approval for the disposal of an area of land at Bairdsland View, Hattonrigg Industrial Area, Bellshill to Doon Valley Heat Treatment Limited. The land to be sold is shown on the attached plan.

**2. BACKGROUND**

2.1 The Council has been approached by Doon Valley Heat Treatment Limited, seeking to purchase land owned by the Council at Bairdsland View, Hattonrigg Industrial Area, Bellshill.

2.2 The proposed purchasers are currently operating from leased premises at Chapelhall Industrial Estate, Airdrie. Their business has steadily grown over the last few years and demand for their services is such that they cannot fulfil all their clients' needs. To accommodate this workload and expected growth the company requires larger purpose built premises.

2.3 The proposed purchasers currently employ 35 people and this would increase by an additional 4-6 people. They also propose creating apprenticeships for this year and the following 3 years.

**3. DESCRIPTION**

3.1 The site extends to 0.383 ha (0.95 acres) or thereby and is located on the north-west corner of Hattonrigg Industrial Area, Bellshill.

3.2 It is a regular shaped site which is generally flat. To the south is the Council's Civic Amenity Depot, with residential properties to the north of the site. The site is currently zoned for industrial use.

**4. TERMS**

4.1 Negotiations have taken place with Doon Valley Heat Treatment Limited and a provisional sale price of £114,000 has been agreed for the site.

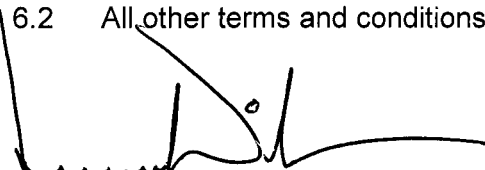
4.2 The prospective purchasers are currently undertaking site investigation works and the sale price may require to be adjusted to reflect any abnormal costs in developing this site. Any price adjustment proposal would be the subject of a further report to Committee.

**5. CORPORATE CONSIDERATIONS**

- 5.1 The proposed disposal is in line with Section 3.3 (i.e. direct sales) of the Land and Property Sales Policy, approved by the Policy & Resources (Property) Subcommittee on 18 November 2010.
- 5.2 The disposal will generate a capital receipt of £114,000 for the Council.
- 5.3 It is considered that the proposal to dispose of the subjects represents the best option available to the Council at this time.

**6. RECOMMENDATIONS**

- 6.1 It is recommended that the Committee approves the sale of land at Bairdsland View, Hattonrigg Industrial Area, Bellshill, extending to 0.383 ha (0.95 acres) or thereby to Doon Valley Heat Treatment Limited or their nominees on the terms outlined above.
- 6.2 All other terms and conditions to be adjusted by the Head of Environment & Estates.



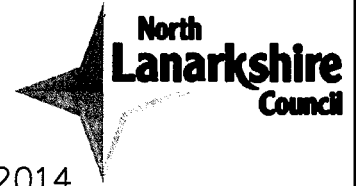
**KENNETH WILSON**  
**Head of Environment & Estates**

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

# LOCATION PLAN - For Information Only

Title: Jubilee Way

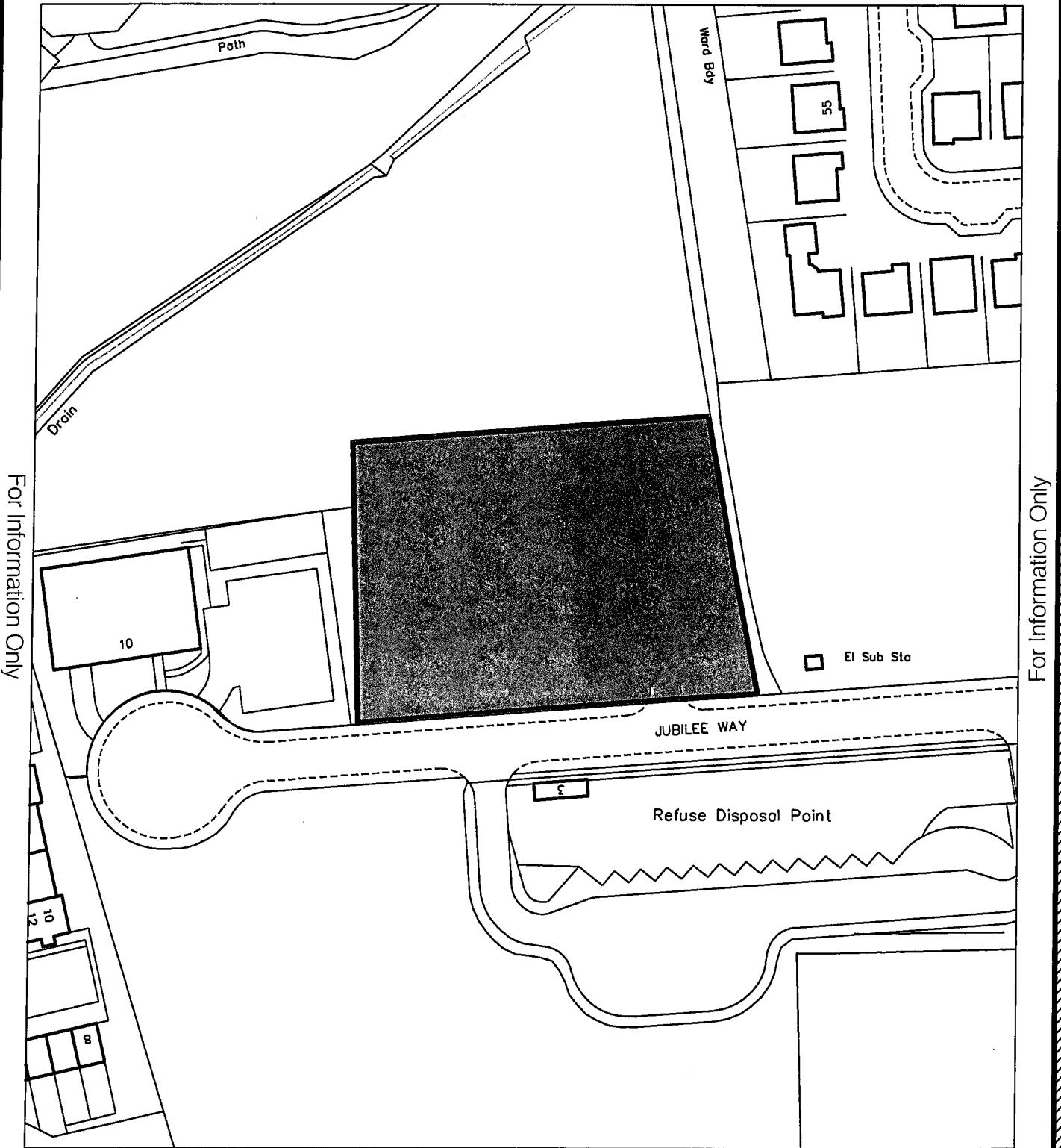
Scale 1:N.T.S.



Town: Bellshill

Date: 20/01/2014

## ENVIRONMENT & ESTATES



## CARTOGRAPHIC & MAPPING 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 Environment & Estates  
 North Lanarkshire Council  
 Fleming House  
 2 Tryst Road, Cumbernauld, G67 1JW