

NORTH LANARKSHIRE COUNCIL

REPORT

To: POLICY & RESOURCES (REGENERATION & INFRASTRUCTURE) SUBCOMMITTEE		Subject: SALE OF LAND AT CARLISLE ROAD, AIRDRIE
From: HEAD OF ENVIRONMENT AND ESTATES		
Date: 20 February 2014	Ref: MAR/WARD11	

1. INTRODUCTION

1.1 The purpose of this report is to seek Committee approval to the disposal of land at Carlisle Road, Airdrie to McLagan Investments Ltd, a holding company wholly owned by Asda.

2. BACKGROUND

2.1 Asda have been granted planning permission in principle in relation to their proposal to erect a 4735 sq m gross supermarket at Carlisle Road, Airdrie (12/00293/PPP).

2.2 It has recently come to light that the Council owns a strip of land within the boundaries of Asda's development site at Carlisle Road.

3. DESCRIPTION

3.1 The land is located on Carlisle Road, Airdrie, to the south of its junction with Craigneuk Avenue, and is 391 square metres or thereby. The area is shown shaded on the attached location plan.

3.2 The site is flat and currently forms part of an area of maintained grass and semi-mature trees.

4. SALE PROPOSAL

4.1 Negotiations have been ongoing to reach agreement on the appropriate disposal price which should be paid by Asda. It has been provisionally agreed that the consideration payable will be £150,000 exclusive. All professional and legal fees and costs incurred by North Lanarkshire Council will be met by the purchaser.

4.2 Asda have indicated that the purchase of this land will be in the name of McLagan Investments Ltd, a holding company wholly owned by Asda.

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5. CORPORATE CONSIDERATIONS

- 5.1 The disposal of this site will not impact on Council operations.
- 5.2 The disposal of this 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.
- 5.4 In addition, there are further valuation considerations to be highlighted in this case. In terms of the provisions of the policy noted above, section 5 of the Policy relates to disposal of land at less than the best price reasonably obtainable. In accordance with the terms of the "Disposal of Land at by Local Authorities (Scotland) Regulations", the Council can dispose of property at less than the best price reasonably obtainable provided this is carried out within the terms of the Regulations. The provisions of the policy note that in any case where the disposal price is less than best price reasonably obtained the proposal will have to be fully explained.
- 5.5 The circumstances in which a Local Authority may dispose of land for a consideration less than the best that can reasonably be obtained are that:-
- (a) the Local Authority is satisfied that the disposal for that consideration is reasonable; and
 - (b) the disposal is likely to contribute to any of the purposes set out below in respect of the whole or any part of the area of the local authority or any persons resident or present in that area.

Those purposes are the promotion or improvement of:-

- (a) economic development or regeneration;
 - (b) health;
 - (c) social well-being; or
 - (d) environmental well-being.
- 5.6 In this case it is considered that the proposal is reasonable. The proposal will bring job creation, economic development and regeneration to North Lanarkshire. The issue of best price reasonably obtained in a case such as this is generally a matter for negotiation between the parties considering detailed valuation arguments.
- 5.7 In this specific case the issue of valuation was considered as part of the overall agreement and a price of £150,000 has been agreed for the transfer of the land. It is considered that in strict valuation terms, the land value is higher than the £150,000 agreed with the purchaser. The price agreed reflects the economic benefits that will be delivered to our local economy in securing this facility for Airdrie. The recommendation to proceed on this basis is being made, with regard to the very specific circumstances relating to this site. The proposal recommended is in accordance with the terms of the Land and Property Sales Policy report, approved by the Policy & Resources (Property) Sub-Committee on 18th November 2010.

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6. RECOMMENDATIONS

- 6.1 It is recommended that Committee approve the sale of land at Carlisle Road, Airdrie to McLagan Investments Ltd, or their nominees, on the basis of the consideration detailed in 4.1 above.
- 6.2 All other terms and conditions to be adjusted by the Head of Environment & Estates.



KENNETH WILSON
HEAD OF ENVIRONMENT AND ESTATES

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: Carlisle Road

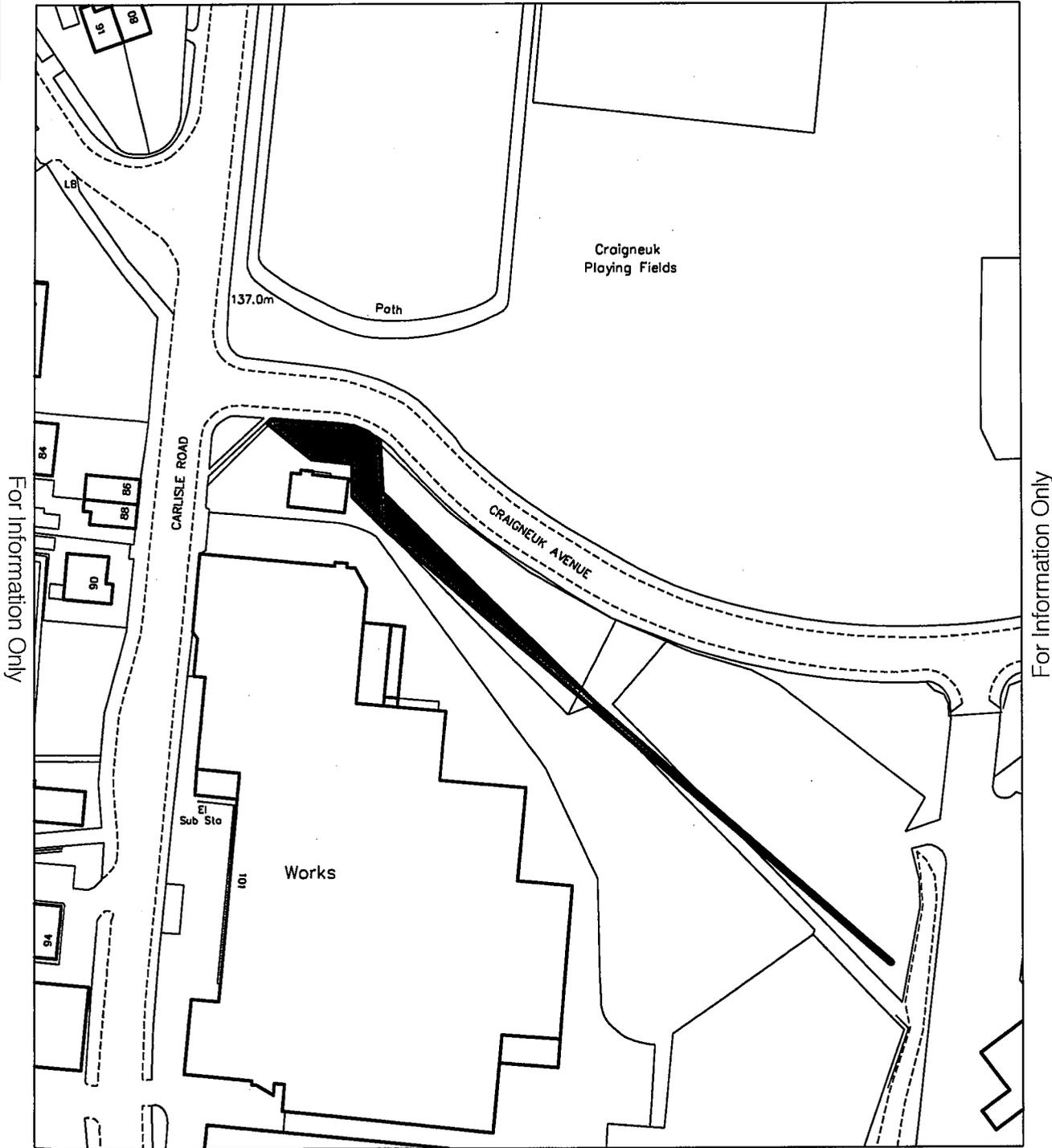
Scale 1:NTS



Town: Airdrie

Date: 27/01/14

ENVIRONMENT & ESTATES



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