

**NORTH LANARKSHIRE COUNCIL
REPORT**

To: POLICY AND RESOURCES (REGENERATION AND INFRASTRUCTURE) SUB COMMITTEE		Subject: GROUND WEST OF LOCKS STREET, COATBRIDGE SALE OF GROUND
From: HEAD OF ENVIRONMENT & ESTATES		
Date: 20 February 2014	Ref: 1702/WP W10	

1. INTRODUCTION

- 1.1 This report concerns the proposed sale of ground west of Locks Street, Coatbridge to Angus Dundee Distillers plc.

2. BACKGROUND

- 2.1 Angus Dundee Distillers plc own land and buildings at 288 Main Street, Coatbridge and, they wish to make various alterations within the complex that necessitates the acquisition of adjoining land from the Council. It is understood that they wish to create a new internal service road to improve / rationalise vehicular movements within the overall complex.
- 2.2 The Planning and Transportation Committee on 24th October 2012 declared land west of Locks Street, Coatbridge surplus to operational requirements. Angus Dundee Distillers wish to purchase a portion of the overall area declared surplus.

3. DESCRIPTION

- 3.1 The surplus ground forms part of a much larger area of general amenity ground following the line of the Monkland Canal. Specifically, the area of land under consideration contains a mix of trees and shrubbery on the periphery of the amenity area.
- 3.2 The attached plan highlights the 1,623 square metres or thereby that Angus Dundee Distillers wish to purchase.
- 3.3 Scottish Water has various sewers within the Council land and one of the pipes is located within the proposed sale area. Consequently, the purchasers would require to protect or divert the sewer pipe, as necessary, in order implement their proposed works.

4. SALE PROPOSAL

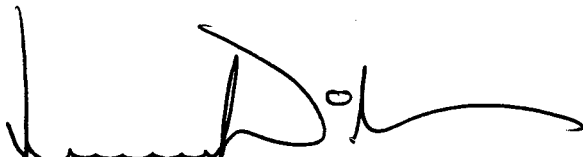
- 4.1 Following negotiations with Angus Dundee Distillers a figure of £15,000 has been provisionally agreed for the land.

5. CORPORATE CONSIDERATIONS

- 5.1 The disposal is in line with Section 3.3 (Direct Sales) of the Land and Property Sales Policy report, approved by the Policy & Resources (Property) Sub-Committee on 18th November 2010.
- 5.2 The sale will generate a capital receipt for the Council.
- 5.3 The proposed land sale has no significant impact on the remaining Council owned land at this location.
- 5.4 The land sale will assist an established business improve their operational facility.

6. RECOMMENDATIONS

- 6.1 It is recommended that ground to the west of Locks Street, Coatbridge is offered to Angus Dundee Distillers plc based on the terms detailed within this report.
- 6.2 All other terms of conditions to be adjusted by the Head of Environment & Estates.



KENNETH WILSON
Head of Environment & Estates

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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: Main Street

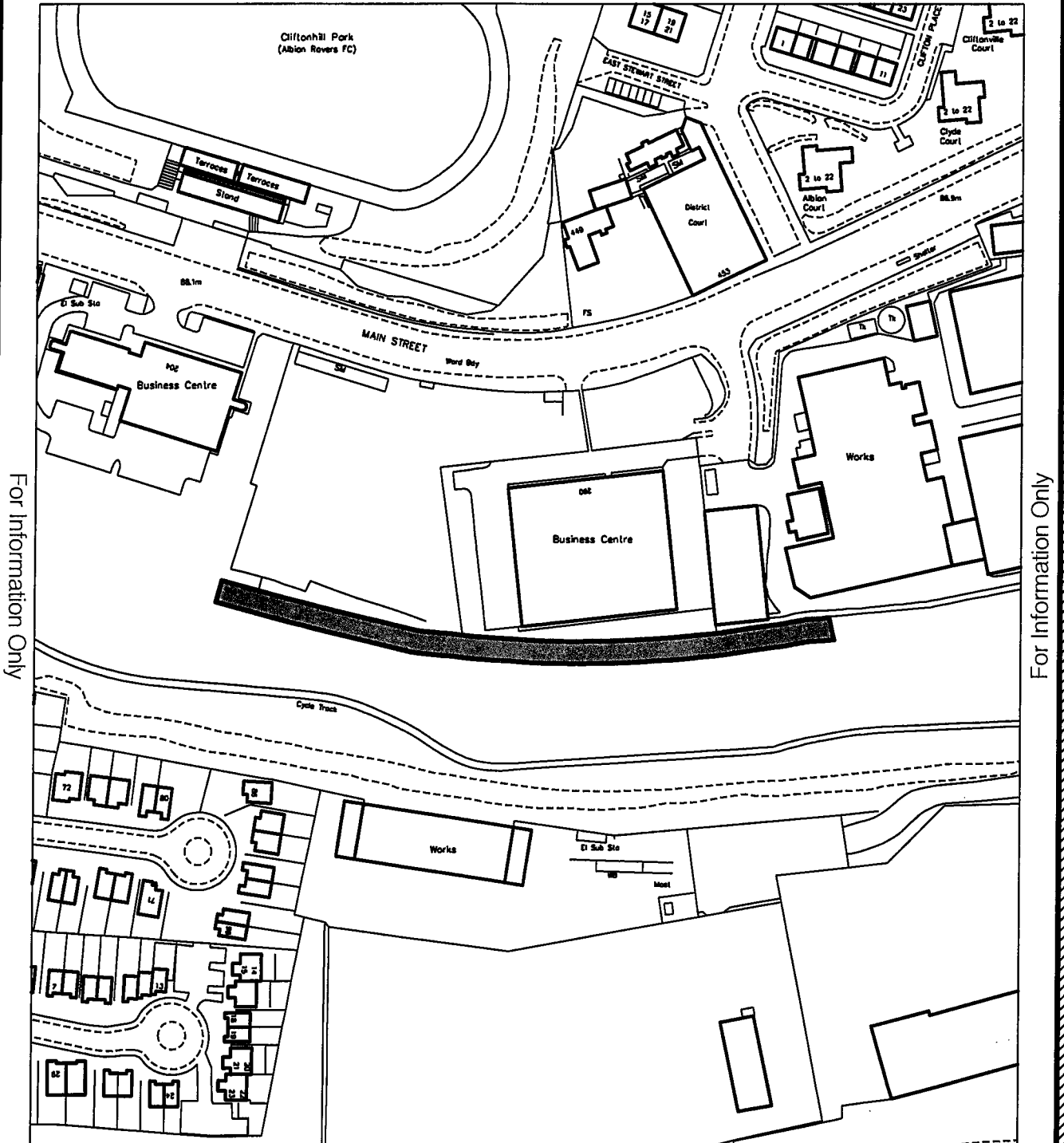
Scale 1:N.T.S.



Town: Coatbridge

Date: 16/01/2014

ENVIRONMENT & ESTATES



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