

NORTH LANARKSHIRE COUNCIL

REPORT

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| To: POLICY & RESOURCES (REGENERATION & INFRASTRUCTURE) SUBCOMMITTEE | | Subject: SALE OF LAND AT NORTHFIELD ROAD, KILSYTH |
| From: HEAD OF ENVIRONMENT AND ESTATES | | |
| Date: 20 February 2014 | Ref: HR/WARD1 | |

1. INTRODUCTION

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

2. BACKGROUND

2.1 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.

2.2 The site was formally declared surplus to requirements by the Housing & Social Work Services Committee in August 2013.

2.3 In September 2013, Committee approved a proposal to offer to sell land at this location to the church, with an option to purchase additional land within a 3 year period.

2.4 As a result of further negotiations with the church, terms have now been agreed to lease the land to the church for an initial period of 5 years, with title transferring on the fifth anniversary of the date of entry to the site.

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. The remainder of the site contains a combination of maintained grass and semi-mature trees.

3.3 The site proposed for lease and subsequent sale extends to 0.98 acres or thereby, and slopes gently from East to West. It is proposed that a future option to purchase an additional area of adjacent land extending to 1.65 acres or thereby is included within this agreement. This additional land is not all developable, as it includes an area of steep topography to the South of the site.

3.4/...

3.4 The two areas are shown on the attached location plan. The initial lease/disposal area is shown shaded and hatched, while the second optional area is shown shaded only.

3. TERMS

4.1 The initial lease, relating to the first tranche of land of 0.98 acres or thereby, will be for a period of 5 years from the date of entry,

4.2 The date of entry will be fourteen days after the date of conclusion of missives, or the date of receipt of planning permission in relation to proposals to construct a church building, whichever is the latter.

4.3 The use of the land will be restricted to a church facility, with ancillary car parking.

4.4 The consideration payable will be on the following basis:

| | | |
|--------------------|---------|-------------------|
| Date of Entry | £20,000 | |
| Year 1 Anniversary | £20,000 | |
| Year 2 Anniversary | £20,000 | |
| Year 3 Anniversary | £20,000 | |
| Year 4 Anniversary | £20,000 | |
| Year 5 Anniversary | £17,850 | Transfer of title |

4.5 Title to the first tranche of land, of 0.98 acres or thereby, will transfer on the fifth anniversary of the date of entry, and upon receipt of the final payment of £17,850.

4.6 A further £72,150 will be payable in the event that the church exercise their option to purchase the additional area of land of 1.65 acres or thereby within 7 years from the date of entry to the first part of the site.

5. CORPORATE CONSIDERATIONS

5.1 The lease and disposal of this site will not impact on Council operations.

5.2 The lease and disposal of this surplus site will provide a capital receipt for the Council.

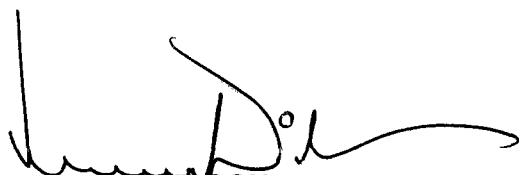
5.3 The disposal is in line with Section 3.3.1 (ii) (Direct Sales) of the Land and Property Sales Policy report, approved by the Policy & Resources (Property) Sub-Committee on 18th November 2010.

6. RECOMMENDATIONS

6.1 It is recommended that Committee approve the lease and subsequent sale of land at Northfield Road, Kilsyth to The Storehouse Church, or their nominees, on the basis of the consideration detailed in 4.1 above, and the sale of the additional land for £72,150 as detailed in section 4.1 above.

6.2/...

6.2 All other terms and conditions to be adjusted by the Head of Environment & Estates Services.



AA
KENNETH WILSON
HEAD OF LAND SERVICES

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

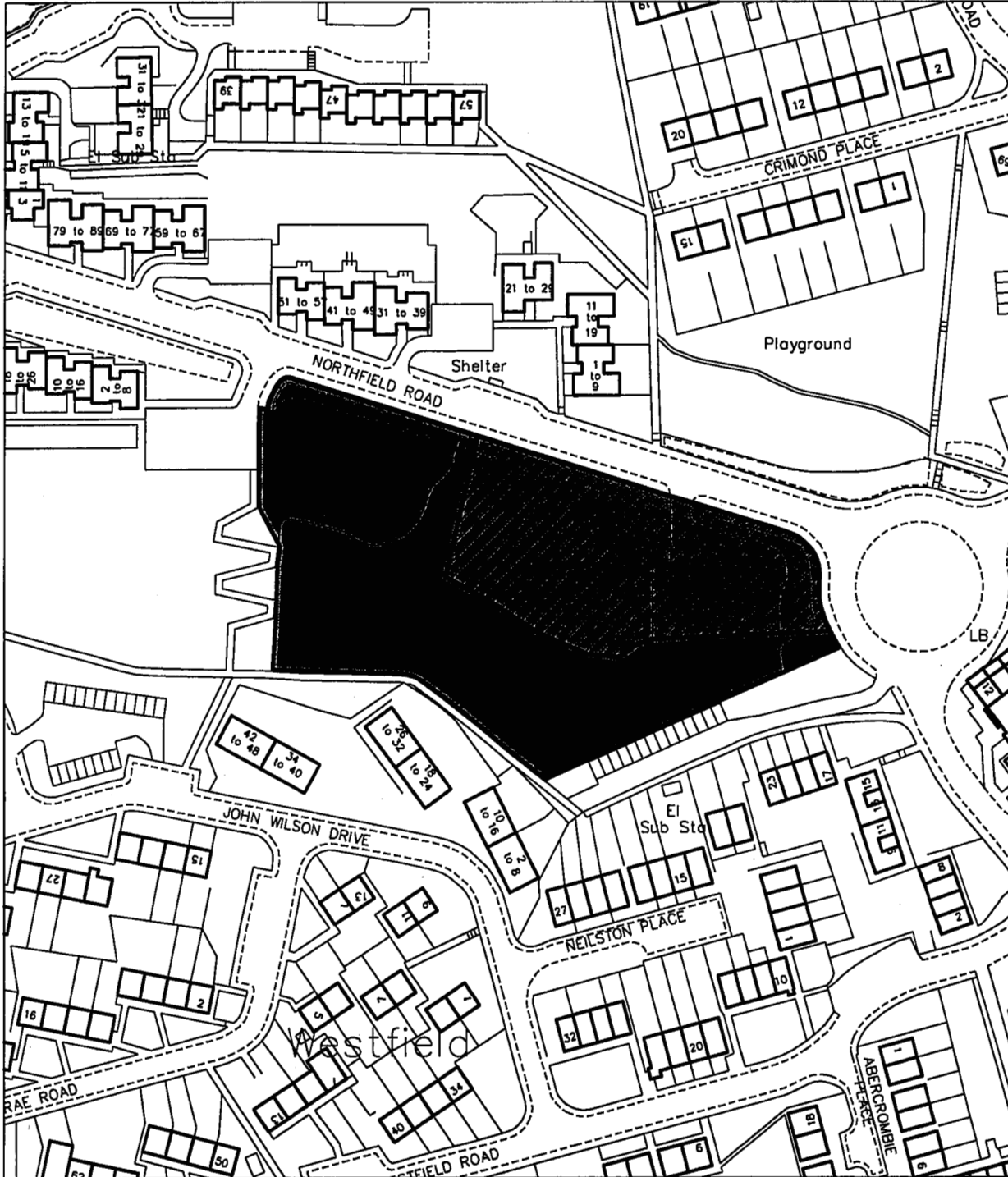
Scale 1:N.T.S.



Town: Kilsyth

Date: 27/01/2014

ENVIRONMENT & ESTATES



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