

REPORT

TO:	HOUSING & PROPERTY SERVICES (PROPERTY SUBCOMMITTEE) COMMITTEE	DATE: 30 November 99
FROM:	DIRECTOR OF HOUSING & PROPERTY SERVICES	REF: X8894889/WP/HM
SUBJECT:	LAND AT EMMA JAY ROAD, BELLSHILL	

1. PURPOSE OF REPORT

To consider the sale of land located behind the public car park on Emma Jay Road, Bellshill.

2. BACKGROUND

Calcarb Limited and their Parent Company, Consarc Engineering Limited, own and operate an engineering works behind Bellshill Main Street, accessed from Dennistoun Street. Calcarb Limited wish to expand their facilities on the present site which led them to enquire if they could purchase land from North Lanarkshire Council to help facilitate their proposals.

The Company are looking to develop facilities that would include offices, laboratories and manufacturing space. The Company's main business is the manufacture of a specialist carbon based fibre that is used as an insulation material used where there is a temperature controlled atmosphere. Consarc Engineering Limited manufacture vacuum furnaces.

3. N.L.C. OWNERSHIP

The ground that Calcarb Limited are interested in acquiring, formed part of a larger acquisition by Motherwell District Council. The enclosed plan highlights the ground in question, which extends to 2237 sq metres (0.55 acres) or thereby.

The site is located to the south of the Bellshill Town Centre Bypass (Campbell Street) and west of a Council owned car park on Emma Jay Road. It is bounded to the south by the premises owned by Consarc Engineering Limited. It is currently undeveloped, and is maintained as landscaping.

Planning and Environment Committee declared the land surplus to operational requirements at their meeting on 8 December 1999. The site has also appeared in the December issue of the Available Property Bulletin, which produced no internal interest from any other Council Department.

4. PROVISIONAL AGREEMENT

Following negotiations it has been provisionally agreed that the land be sold to Consarc Engineering Limited for a consideration of £40,000. Each party will meet their own legal costs. The bargain will be conditional on the purchaser securing planning permission for the new facility to be operated by Calcarb Limited, and also on a detailed site investigation report.

5. /

5. RECOMMENDATIONS

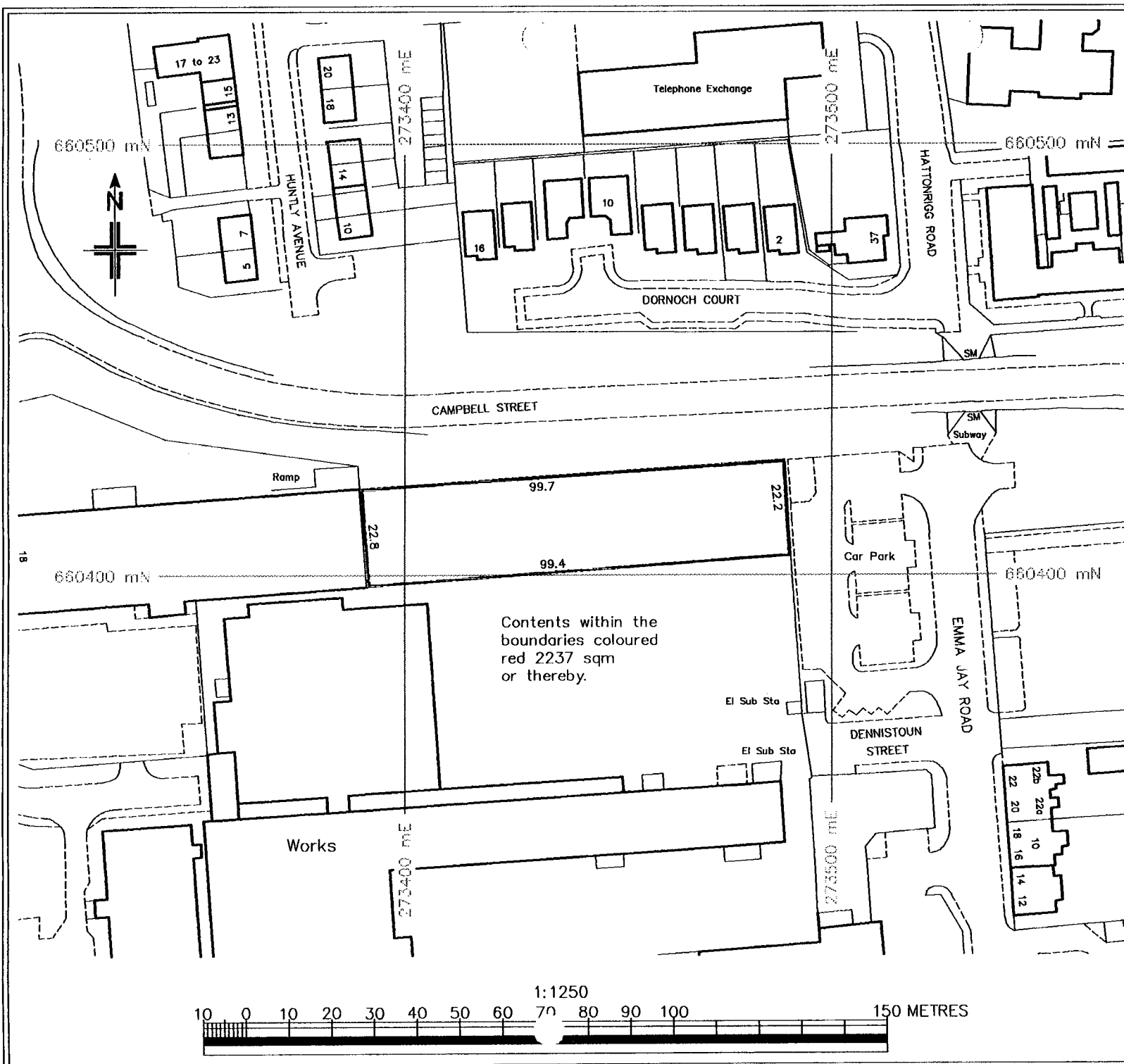
It is recommended that the land detailed within this report be sold to Consarc Engineering Limited based on the terms detailed herein.

All other terms and conditions of sale to be adjusted by the Head of Property.



GAVIN WHITEFIELD
Director of Housing & Property Services





Rev.	Date	Revision	Initials

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NORTH LANARKSHIRE COUNCIL

DEPARTMENT OF HOUSING AND PROPERTY SERVICES

PROPERTY SERVICES DIVISION

CARTOGRAPHIC SERVICES
 Director of Housing & Property Services
 Fleming House, 2 Tryst Road, Cumbernauld G67 1JW

TITLE
 GROUND AT CAMPBELL STREET
 BELLSHILL
 BELLSHILL ML4

PROJECT
 DISPOSITION TO CALCARB (draft)

File No.	LAN3229	Job No.	PLG
Title No.		Client	
Ward			
Surveyed by	AK	OS Sheet No.	NS7360
Processed by		Date	18/10/99
Checked by		Revision	
Scale	1: 1250	Drawing No.	15811