

## AGENDA ITEM No. 5.....

## REPORT

<b>TO:</b>	HOUSING & PROPERTY SERVICES (PROPERTY SUBCOMMITTEE)	<b>DATE:</b> 21 December 1999
<b>FROM:</b>	DIRECTOR OF HOUSING & PROPERTY SERVICES	<b>REF:</b> MW/222/AY/HM
<b>SUBJECT:</b>	LAND AT SHIELDS DRIVE, MUIRHOUSE	

**1. PURPOSE OF REPORT**

To report on a proposed reduction in price due to unknown services on the site.

**2. BACKGROUND**

The Planning & Development Committee of 17 March 1999 approved the sale of 1.59 Ha (3.93 acres) to Wishaw and District Housing Association for the sum of £235,000. The Association would be providing a mixture of houses for rent and shared-ownership.

**3. DESCRIPTION**

The land for the main part is the former site of 4 blocks of flats 42/200 Shields Drive which have now been demolished. It is generally level with the exception of the solum of the block at 122/124 which is at a different level from the rest.

**4. CURRENT POSITION**

Investigations by the Association's Agent has discovered that a significant part of the site has been rendered uneconomic to develop due to the existence of sewers and high voltage cables. The service connections etc. were investigated through the usual sources which did not reveal the existence or the scale of services within the site.

In the case of the sewers there are two parallel pipes giving an exclusion zone for development shown on the attached plan.

The high voltage cables have also resulted in an area being excluded from development.

The moving of these services has been costed. The costs involved far exceed the land value and impose such financial constraints on W.D.H.A. that development of the site is not financially viable in these circumstances.

The outcome of the above is that the developable area of the site is reduced resulting in the development comprising 30 units instead of the previous 42.

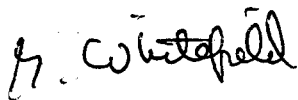
**5. PRICE**

The price has now been provisionally adjusted to the sum of £180,000. This reflects the reduction in the number of units but includes an allowance for an increase in site values since the date of the original valuation, i.e. March 1999.

**6. /**

**6. RECOMMENDATION**

That the Committee approve the reduction in sale price to £180,000 for the disposal of the land at Shields Drive, Muirhouse to Wishaw and District Housing Association.



**GAVIN WHITEFIELD**  
**Director of Housing & Property Services**



# LOCATION PLAN - For Information Only

Title: SHIELDS ROAD, MUIRHOUSE

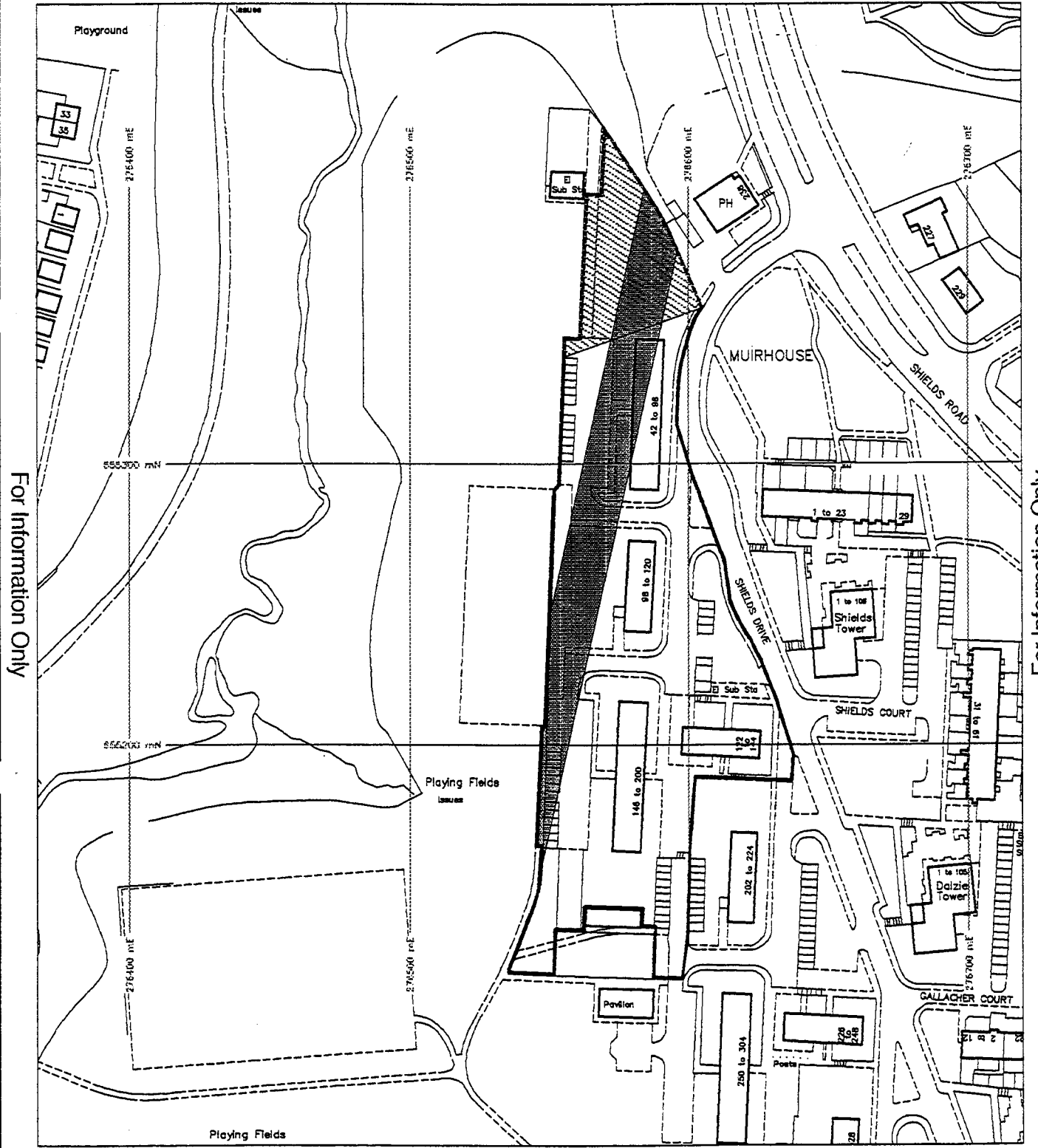
Scale 1:2000

Town: MOTHERWELL

Date: 21/12/99



## Property Services Division



## DEPARTMENT OF HOUSING AND PROPERTY SERVICES

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