

**NORTH LANARKSHIRE COUNCIL
REPORT**

To: POLICY & RESOURCES (PROPERTY) SUBCOMMITTEE		Subject: LAND AT INCHNEUK ROAD, GLENBOIG PRICE VARIATION - SALE TO GLENBOIG NEIGHBOURHOOD HOUSE
From: HEAD OF PROPERTY SERVICES		
Date: 20 April 2011	Ref: IM/90014553 / W6	

1. INTRODUCTION

- 1.1 The purpose of this report is to seek Committee approval for a price variation for the disposal of ground at Inchneuk Road, Glenboig.

2. BACKGROUND

- 2.1 The Council has been approached by Glenboig Neighbourhood House (GNH) who are a registered charity offering a range of community activities in the Glenboig area. GNH are seeking to acquire the land in order to construct a whole life centre.
- 2.2 The Planning and Transportation Committee held on 8 October 2009 declared 8,500 square metres of ground at Inchneuk Road, Glenboig surplus to operational requirements.
- 2.3 At the meeting on 25 February 2010, Committee approved a report detailing the main sale terms which were that the ground would be sold for a consideration of £350,000, subject to various conditions including 1) detailed planning consent and 2) a satisfactory site investigation report.
- 2.4 The report on the sale terms was also subject to an additional area of ground extending to 776 square metres or thereby being declared surplus to the Council's operational requirements by the Planning and Transportation Committee, which was approved on 25 February 2010.

3. DESCRIPTION

- 3.1 The site is located on the west side of Inchneuk Road within the village of Glenboig, as shown shaded on the attached plan. The total site area extends to 9,276 square metres or thereby.
- 3.2 The subject ground is an unkempt area of rough brush and grass and the site is irregular in shape and slopes downwards from north west to south east.

4. NEGOTIATIONS

- 4.1 The purchaser has undertaken a full site investigation and the results of this exercise highlighted a number of abnormal costs mainly in relation to the treatment of old mine workings and the use of vibro-replacement techniques to improve the load bearing characteristics of made ground.
- 4.2 The information supplied by GNH has been scrutinised by the Council's Geotechnical Section. The abnormal cost claim from GNH totalled £415,012.49, however, following the geotechnical review a revised figure of £262,678.95 has been provisionally agreed.

5. TERMS

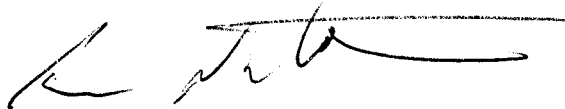
- 5.1 The purchase price shall be reduced from £350,000 to £87,321.05.

6. CORPORATE CONSIDERATIONS

- 6.1 The proposed disposal is in line with paragraph 3.3 (i.e. direct sales) of the Land and Property Sales Policy, approved by the Policy & Resources (Property) Subcommittee on 3 November 2009.
- 6.2 A capital receipt will be received by the Council.

7. RECOMMENDATIONS

- 7.1 It is requested that Committee approves the price adjustment in relation to the abnormal development costs for ground at Inchneuk Road, Glenboig on the terms outlined above.
- 7.2 All other terms and conditions to be adjusted by the Head of Property Services.



 **IAN NISBET**
Head of Property Services

Members seeking further information on the contents of this report are asked to contact Ian Nisbet, Head of Property Services, on 01236 616305.



LOCATION PLAN - For Information Only

Title: Inchneuk Road

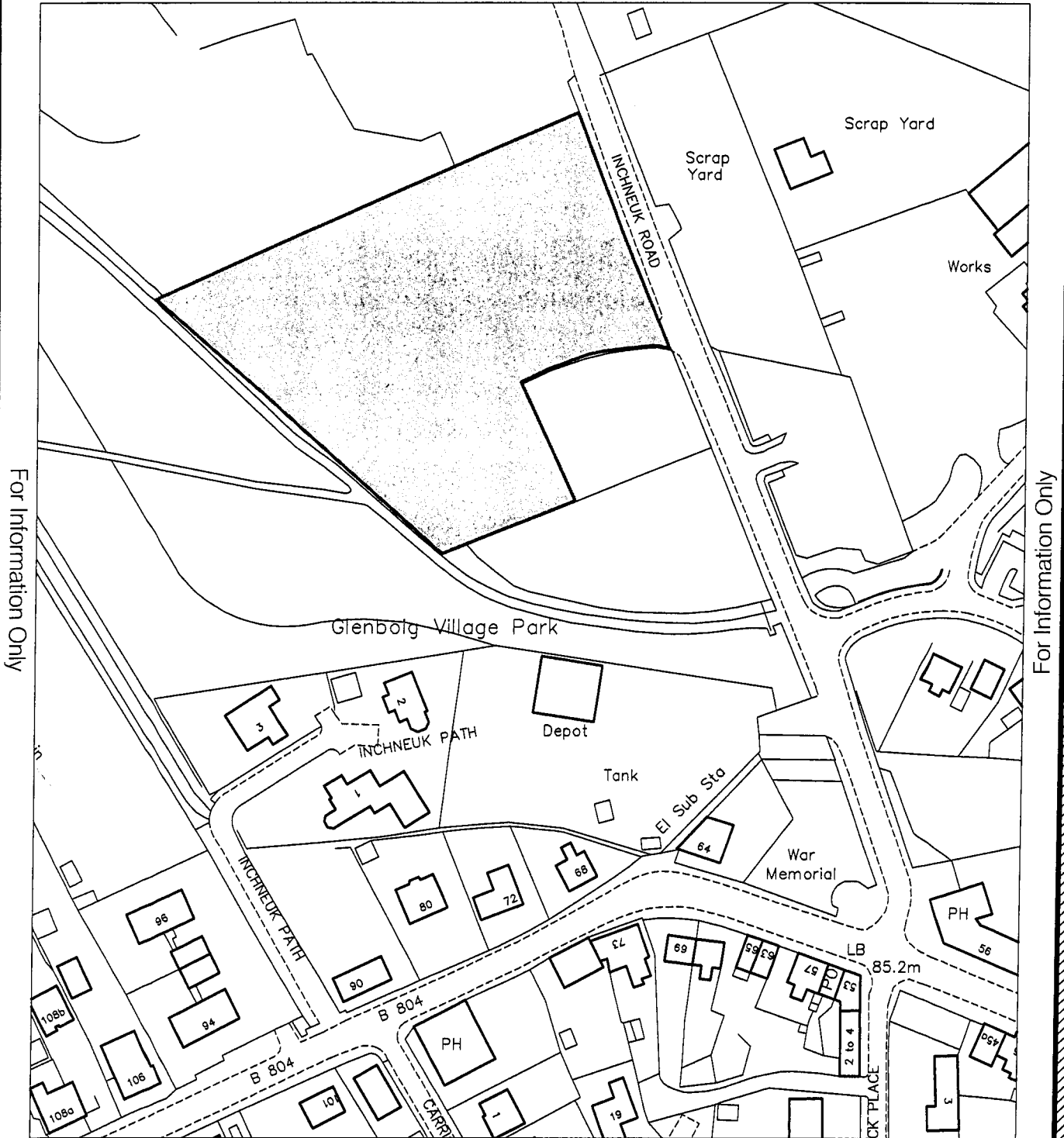
Scale 1:NTS



Town: Glenboig

Date: 26/04/11

Property Services



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