

NORTH LANARKSHIRE COUNCIL

REPORT

To: POLICY & RESOURCES (PROPERTY) SUBCOMMITTEE	Subject: DISPOSAL OF LAND
From: HEAD OF PROPERTY SERVICES	DARROCH WAY, SEAFAR, CUMBERNAULD
Date: 3 April 2009	
	Ref: WP/FF/90010442 W4

1. INTRODUCTION

- 1.1 The purpose of this report is to seek Committee approval for the disposal of land on Darroch Way, Seafar, Cumbernauld.

2. BACKGROUND

- 2.1 The ground was declared surplus by the Community Services (Community Development) Sub-committee held on 15 August 2006. No other Service has expressed an interest in the ground.

3. DESCRIPTION

- 3.1 The site area is to 0.1068 hectares (0.264 acres) or thereby, as highlighted on the attached plan.
- 3.2 The ground consists of maintained grass within which a number of trees are growing. There are shrub beds along the boundary with the private nursing home. In terms of topography, there is a noticeable crossfall of approximately 1.5 metres from the eastern boundary down towards Darroch Way.
- 3.3 The surplus ground is bounded to the north / north east by Darroch Way, to the east by a pedestrian footway and, to the south west by the Darroch Nursing Home.

4. SALE PROPOSAL

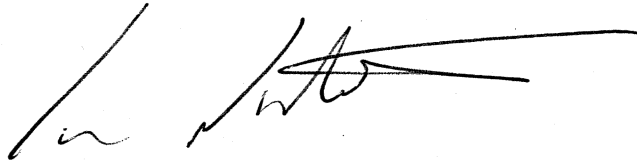
- 4.1 The surplus ground has been discussed with the proprietors of Darroch Nursing Home i.e. Mr & Mrs Turner, who intimated that they were interested in the land to expand their business. There is limited scope, if indeed any, to further expand the nursing home within the site that they presently own and, the nursing home is the only private owner bordering the surplus ground.
- 4.2 A figure of Seventy Thousand Pounds (£70,000) has been provisionally agreed for the surplus land with Mr & Mrs Turner. Any proposed sale will be conditional on planning consent to expand the nursing home into the surplus ground.
- 4.3 Any land sale will be subject to a restriction that no building can take place within a 2 metre wide service verge along Darroch Way, where there is no footway at present. This area is shown hatched on the attached plan.

5. CORPORATE CONSIDERATIONS

- 5.1 The proposed disposal does not have an impact on the Council's operations.
- 5.2 The disposal accords with the Asset Management Plan – Land and Property Sales report, approved by the Committee in October 2002.
- 5.3 The Darroch Nursing Home is the only neighbouring proprietor and, the disposal gives a local business the opportunity to expand without the need for relocation.

6. RECOMMENDATIONS

- 6.1 It is recommended that Committee approves the proposed sale of land detailed within this report
- 6.2 All other terms and conditions to be adjusted by the Head of Property Services.



IAN NISBET
Head of Property Services

WAC
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: Darroch Way

Scale 1:NTS

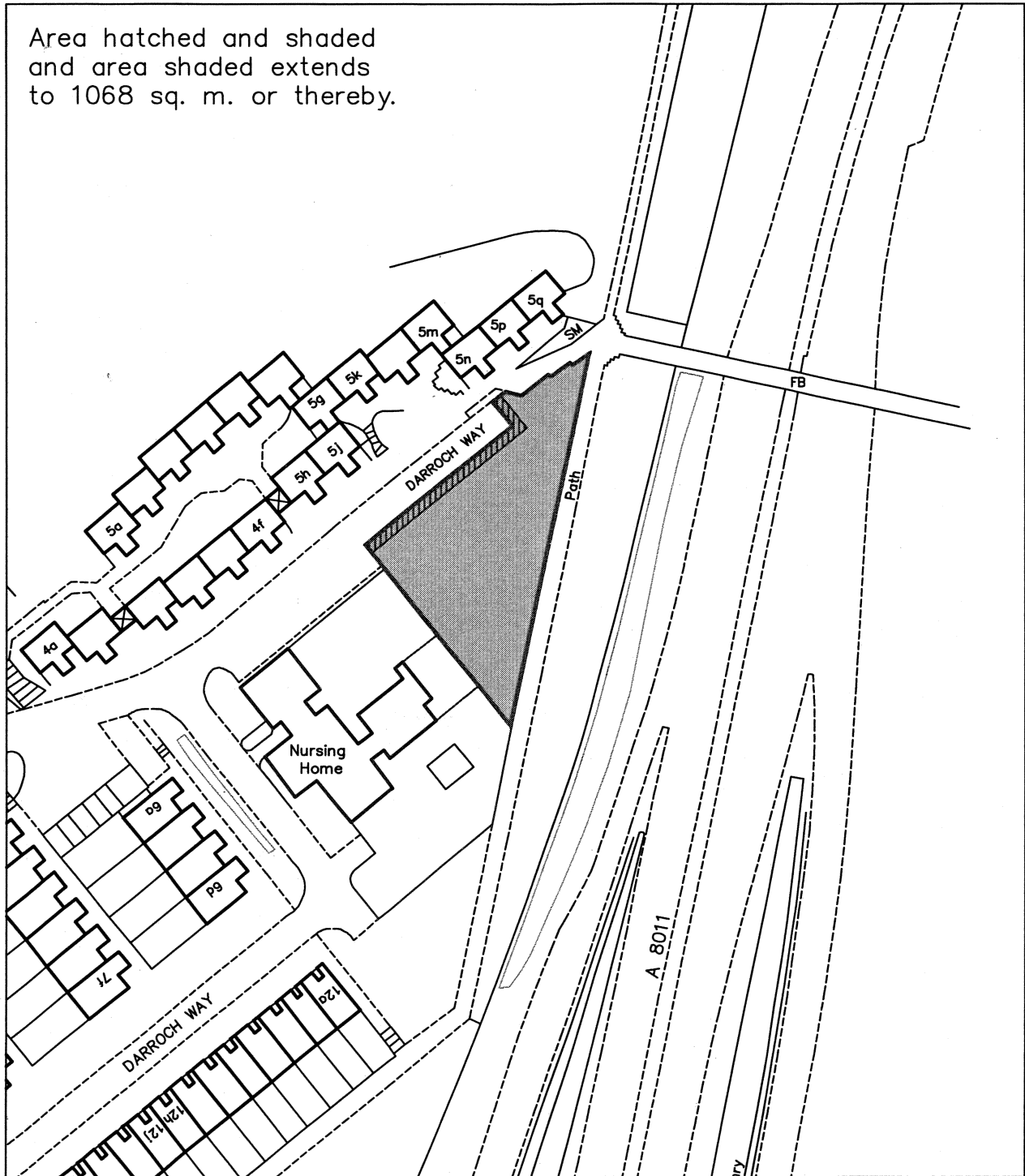


Town: Cumbernauld

Date: 14/04/2009

Property Services

Area hatched and shaded and area shaded extends to 1068 sq. m. or thereby.



For Information Only

For Information Only

Property Services

Reproduced from or based upon Ordnance Survey Mapping with the permission of the Controller of H.M. Stationery Office. Crown Copyright Reserved. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. O.S. License Number LA 100023396

Executive Director of Corporate Services
North Lanarkshire Council
Fleming house
2 Tryst Road, Cumbernauld, G67 1JW