

NORTH LANARKSHIRE COUNCIL

REPORT

To: POLICY AND RESOURCES (REGENERATION AND INFRASTRUCTURE) SUB COMMITTEE	Subject: LAND AT NETHERDALE ROAD, NETHERTON INDUSTRIAL ESTATE, WISHAW SALE OF INDUSTRIAL LAND TO OILFAST LIMITED
From: ACTING EXECUTIVE DIRECTOR OF REGENERATION & ENVIRONMENTAL SERVICES	
Date: 25 February 2016	Ref: DMcC/W20

1. INTRODUCTION

1.1 The purpose of this report is to seek Committee approval for the disposal of an area of land at Netherdale Road, Netherton Industrial Estate, Wishaw to OilFast Limited. The land to be sold is shown on the attached plan.

2. BACKGROUND

2.1 The Council has been approached by OilFast Limited, seeking to purchase land owned by the Council at Netherdale Road, Netherton Industrial Estate, Wishaw.

2.2 The proposed purchasers are currently operating from premises at Nethan Street, Motherwell. The company are fuel oil distributors and supply kerosene heating oil, gas oil and road diesel to homes and businesses Their business has steadily grown over the last few years and demand for their services is such that they are looking to relocate their main office, and wish to remain in the local area.

2.3 The proposed purchasers currently employ 19 people and this would potentially increase by an additional 10 people.

2.4 The land was declared surplus by the Policy & Resources (Property) Subcommittee on 24 February 2011.

3. DESCRIPTION

3.1 The site extends to 0.695 ha (1.72 acres) or thereby and is located on the western end of Netherdale Road.

3.2 It is a regular shaped site which is generally flat. To the west is the Council's Civic Amenity Depot, with industrial properties to the east and south of the site. The main Glasgow to London west coast railway line forms the northern boundary. The site is currently zoned for industrial use.

4. TERMS

4.1 Negotiations have taken place with OilFast Limited and a provisional sale price of £200,000 has been agreed for the site.

- 4.2 The prospective purchasers are seeking agreement in principal to the sale before undertaking ground investigation works and detailed designs. The sale price may require to be adjusted to reflect any abnormal costs in developing this site. Any price adjustment proposal would be the subject of a further report to Committee.

5. CORPORATE CONSIDERATIONS

- 5.1 The proposed disposal is in line with Section 3.3 (i.e. direct sales) of the Land and Property Sales Policy, approved by the Policy & Resources (Property) Subcommittee on 18 November 2010.
- 5.2 The disposal will generate a capital receipt of £200,000 for the Council.
- 5.3 It is considered that the proposal to dispose of the subjects represents the best option available to the Council at this time.

6. RECOMMENDATIONS

- 6.1 It is recommended that the Committee approves the principal of the sale of land at Netherdale Road, Netherpton Industrial Estate, Wishaw, extending to 0.695 ha (1.72 acres) or thereby to OilFast Limited or their nominees on the terms outlined above.
- 6.2 All other terms and conditions to be adjusted by the Acting Executive Director of Regeneration & Environmental Services.



KENNETH WILSON
Acting Executive Director of Regeneration & Environmental Services

Members seeking further information on the contents of this report are asked to contact Mary Anne Robb, Business Manager, on 01236 632667.

Rev.	Date	Revision	Initials

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ENVIRONMENT & ESTATES

CARTOGRAPHIC & MAPPING SERVICES

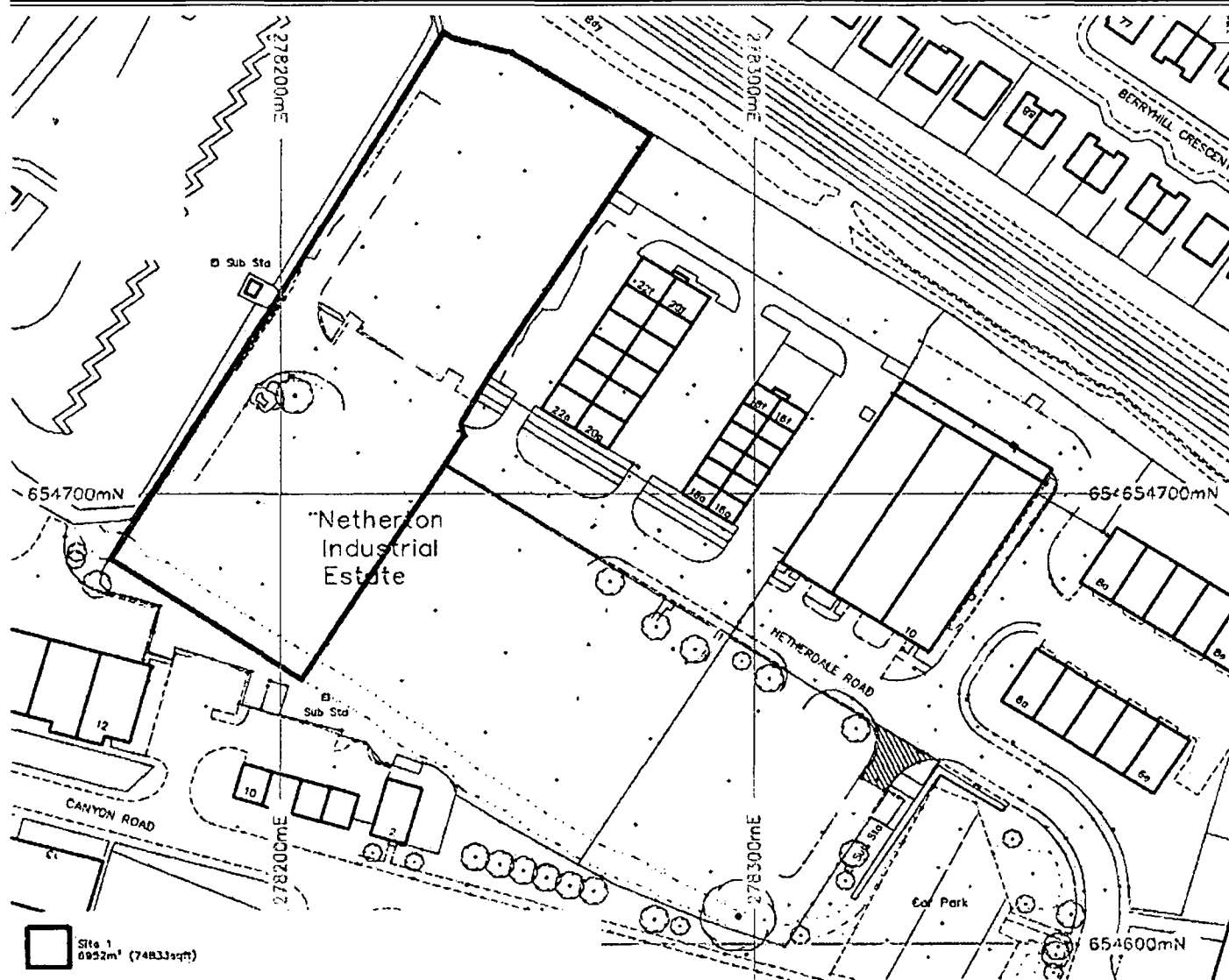
Head of Environment & Estates

Fleming House, 2 Trysil Road, Cumbernauld G87 1JW

TITLE
 Ground at
 Netherton Industrial Estate
 Netherton Road
 Wishaw, ML2 OER

PROJECT
 Proposed Disposal Plan
 Site 1
 Area outlined red extends
 to 6952 sqm or thereby.

File No	Job No.
Title No.	Client HOC
Ward	
Surveyed by JQ	OS Sheet No. NS7854
Processed by JQ	Date 20/11/15
Checked by	Drawing No 43910
Scale 1:1250	



Site 1
 6952m² (74833sqft)

