

**NORTH LANARKSHIRE COUNCIL**

**REPORT**

To: <b>POLICY &amp; RESOURCES (PROPERTY) SUBCOMMITTEE</b>		Subject:  <b>DISPOSAL OF LAND AT JUBILEE WAY, HATTONRIGG INDUSTRIAL AREA, BELLSHILL</b>  <b>AQUA SPECIALIST ENVIRONMENTAL SERVICES LIMITED.</b>
From: <b>HEAD OF CORPORATE PROPERTY AND PROCUREMENT</b>		
Date: <b>8 SEPTEMBER 2016</b>	Ref: <b>DMcC - W15</b>	

**1. INTRODUCTION**

1.1 The purpose of this report is to seek Committee approval for the disposal of an area of land at Jubilee Way, Hattonrigg Industrial Area, Bellshill to Aqua Specialist Environmental Services Limited. The land to be sold is shown on the attached plan.

**2. BACKGROUND**

2.1 The Council has been approached by Aqua Specialist Environmental Services Limited, seeking to purchase land owned by the Council at Jubilee Way, Hattonrigg Industrial Area, Bellshill.

2.2 The proposed purchasers are a term contractor with North Lanarkshire Council and are carrying out a lead replacement program over the next 5 years. The majority of the work is based in Bellshill, Motherwell, and Wishaw. They are looking to purchase the ground to use it as a store to allow for storage of the materials to be closer to the works and erect some modular buildings for office accommodation.

2.3 The proposed purchasers currently employ 10 people and this would increase by an additional 4 people.

**3. DESCRIPTION**

3.1 The site extends to 0.162 ha (0.4 acres) or thereby and is located on the north-west corner of Hattonrigg Industrial Area, Bellshill.

3.2 It is a regular shaped site which is generally flat. To the east is the Council's Civic Amenity Depot, with a funeral parlour and industrial unit to the north of the site. The site is currently zoned for industrial use.

**4. TERMS**

4.1 Negotiations have taken place with Aqua Specialist Environmental Services Limited and a provisional sale price of £48,000 has been agreed for the site.

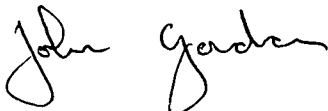
4.2 The prospective purchasers are currently undertaking site investigation works and the sale price may require to be adjusted to reflect any abnormal costs in developing this site. Any price adjustment proposal would be the subject of a further report to Committee.

## **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 £48,000 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 sale of land at Jubilee Way, Hattonrigg Industrial Area, Bellshill, extending to 0.162 ha (0.4 acres) or thereby to Aqua Specialist Environmental Services Limited or their nominees on the terms outlined above.
- 6.2 All other terms and conditions to be adjusted by the Head of Corporate Property & Procurement.



**JOHN GORDON**

**Head of Corporate Property & Procurement**

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

# LOCATION PLAN - For Information Only

Title: Land at Jubilee Way

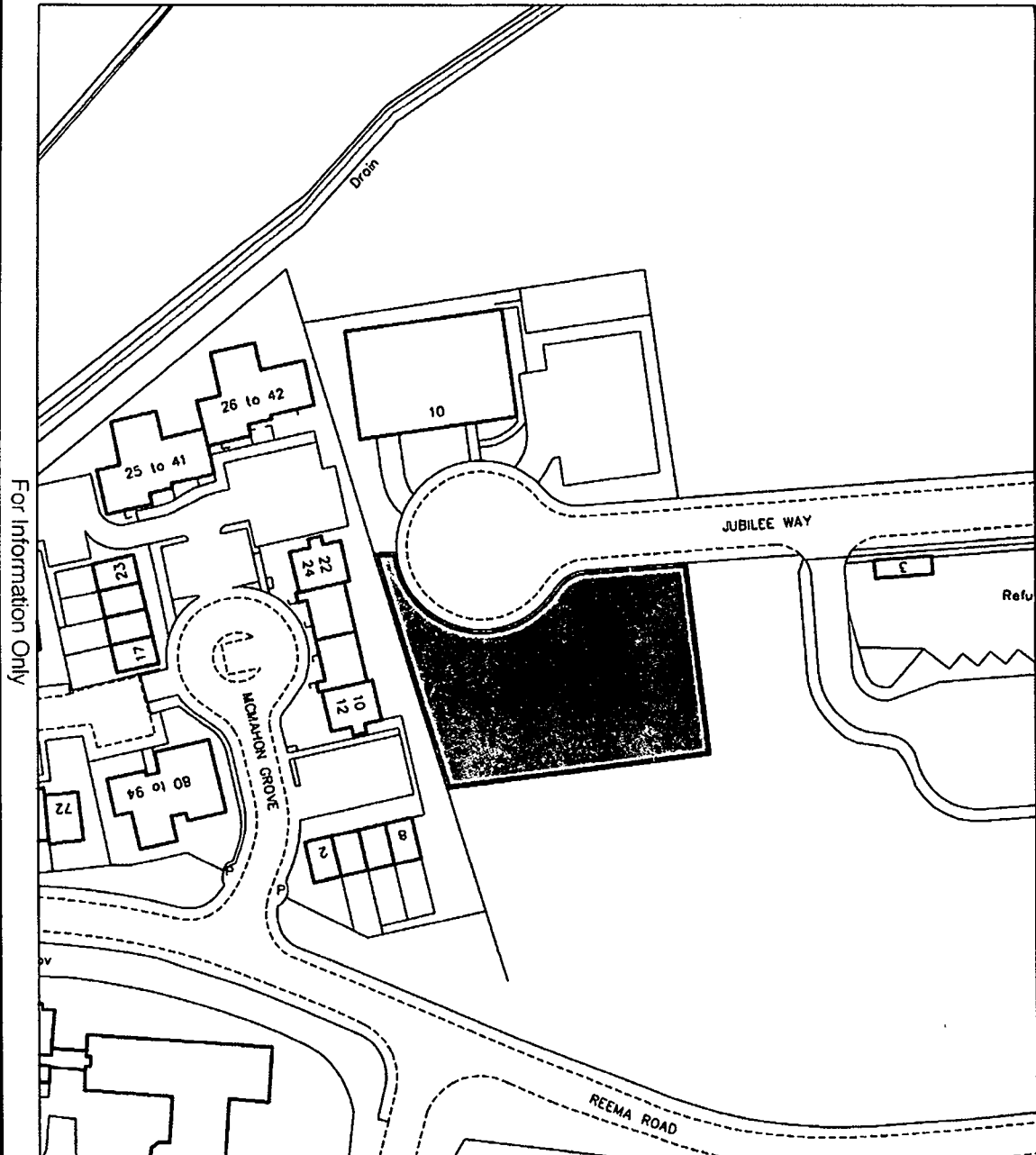
Scale 1:1000



Town: Bellshill

Date: 02/08/16

## ENVIRONMENT & ESTATES



## CARTOGRAPHIC & MAPPING SERVICES

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