

**NORTH LANARKSHIRE COUNCIL
REPORT**

To: POLICY AND RESOURCES (REGENERATION AND INFRASTRUCTURE) SUB COMMITTEE	Subject: GLASGOW ROAD, CUMBERNAULD VILLAGE SALE OF GROUND
From: HEAD OF CORPORATE PROPERTY & PROCUREMENT	
Date: 8 September 2016	

1. INTRODUCTION

1.1 The purpose of this report is to seek homologation of action taken to progress the sale of ground on Glasgow Road, Cumbernauld Village.

2. BACKGROUND

2.1 The proposed sale area is part of a larger site identified in the transfer package inherited from the former Cumbernauld Development Corporation. The ground is deemed surplus to operational requirements.

2.2 Bellway Homes Limited (Scotland) & Cala Homes Limited are jointly planning to develop the Scottish Enterprise site at Carrickstone, with consent obtained for 220 residential properties, a surgery and other retail units. While the drainage connection for this development will be achieved on or in close proximity to the site itself, a drainage impact assessment highlights the need for off site enhancements to the established drainage network. It is proposed that an attenuation tank is installed between 2 converging sewers on the south side of Glasgow Road, within Cumbernauld Village.

3. DESCRIPTION

3.1 The proposed sale area extends to 947 square metres or thereby, highlighted on the attached plan. The ground is located on the south side of Glasgow Road, immediately east of local authority housing at Wigtoun Place.

3.2 The ground is not formally used or maintained. It is typically a wet area of ground, covered in a natural vegetation.

3.3 Within the proposed sale area there are 2 existing sewers that converge, a pole mounted transformer sub-station and a section of the culverted Bog Stank watercourse.

3.4 The ground has no development potential in isolation or combined with neighbouring council land.

4. SALE PROPOSAL

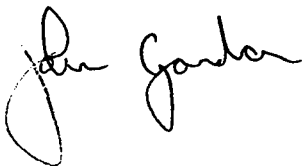
- 4.1 Following negotiations with Bellway Homes Limited (Scotland) & Cala Homes Limited, a provisional agreement has been reached that the land is sold for a consideration of £15,000.
- 4.2 The Head of Corporate Property & Procurement, following consultation with the Convener of the Policy & Resources (Regeneration and Infrastructure) sub-committee, authorised the disposal.

5. CORPORATE CONSIDERATIONS

- 5.1 The disposal is in line with Section 3.3 (Direct Sales) of the Land and Property Sales Policy report, approved by the Policy & Resources (Property) sub-committee on 18th November 2010.
- 5.2 The sale will generate a capital receipt for the council.

6. RECOMMENDATIONS

- 6.1 It is recommended that committee homologates the action taken by the Head of Corporate Property & Procurement following consultation with the Convener of the Policy & Resources (Regeneration and Infrastructure) sub-committee in authorising the disposal of land on Glasgow Road, Cumbernauld Village as detailed herein.
- 6.2 All other terms of 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: Ground at Old Glasgow Road

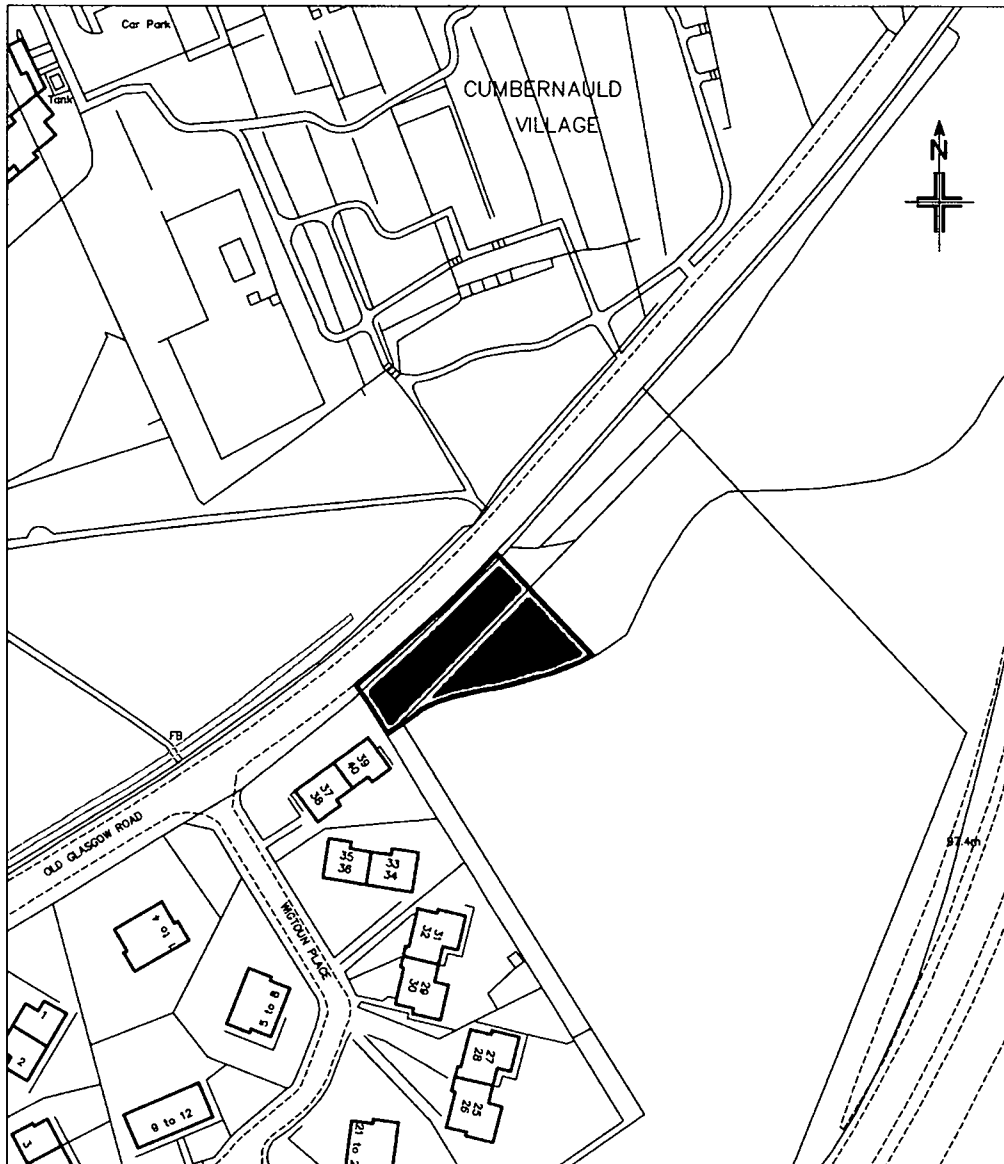
Scale 1:NTS



Town: Cumbernauld Village

Date: 25/05/16

ENVIRONMENT & ESTATES



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