

**NORTH LANARKSHIRE COUNCIL  
REPORT**

To: <b>POLICY AND RESOURCES (REGENERATION AND INFRASTRUCTURE) SUB COMMITTEE</b>		Subject:  <b>LOANHEAD ROAD, HOLYTOWN  SALE OF GROUND</b>
From: <b>HEAD OF CORPORATE PROPERTY &amp; PROCUREMENT</b>		
Date: <b>8 September 2016</b>	Ref: <b>IM / W15/17</b>	

**1. INTRODUCTION**

1.1 This report concerns the proposed sale of ground adjacent to Loanhead Road, Holytown.

**2. BACKGROUND**

2.1 The council has been approached by Network Rail who are seeking to acquire an area of ground adjacent to Loanhead Road, Holytown in order to formalise an access to the neighbouring railway line for works associated with the Edinburgh to Glasgow Improvement Programme.

2.2 Network Rail have advised that a permanent access to the adjacent railway line for maintenance purposes will be required following the initial project works and the sale will allow for the permanent access to be created and ensure that the council will not have any on-going maintenance responsibilities for this ground.

2.3 The Planning and Transportation Committee declared the ground surplus to operational requirements at the meeting on 19 May 2016.

2.4 The council's Grounds Maintenance and Roads and Transportation were consulted on the proposal and no objections have been raised.

2.5 Network Rail have indicated that the works to form the access will be contained within the area to be sold and it is not anticipated that there will be any requirement for traffic management on Loanhead Road.

2.6 The anticipated traffic to be using the access will be 80 cars per month and 130-150 light goods vehicles per month. HGV and plant deliveries will be co-ordinated and accepted only during off-peak times to minimise disruption to local traffic flow.

**3. DESCRIPTION**

3.1 The land to be sold is located on the south side of Loanhead Road opposite the junction with Atlin Drive, shown shaded on the attached plan. The ground forms part of a larger area of open space sandwiched between Loanhead Road to the north and the railway line to the south.

3.2 The ground to be sold extends to 775 square metres or thereby and is unkempt in appearance with numerous trees and shrubs. The disposal of this ground will have minimal impact on the remaining council owned land in this area.

#### **4. SALE PROPOSAL**

4.1 A sale figure of £45,000 has been provisionally agreed and the purchaser will be responsible for the council's legal fees and costs in relation to this transaction.

#### **5. CORPORATE CONSIDERATIONS**

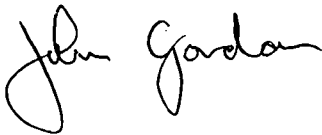
5.1 The disposal is in line with Section 3.3.1 (i) (Direct Sales) of the Land and Property Sales Policy report, approved by the Policy & Resources (Property) Sub-Committee on 18<sup>th</sup> November 2010.

5.2 The proposed disposal will generate a capital receipt for the council.

#### **6. RECOMMENDATIONS**

6.1 It is recommended that the ground adjacent to Loanhead Road, Holytown be disposed to Network Rail or their nominees on the terms outlined above.

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 adjacent to Loanhead Road

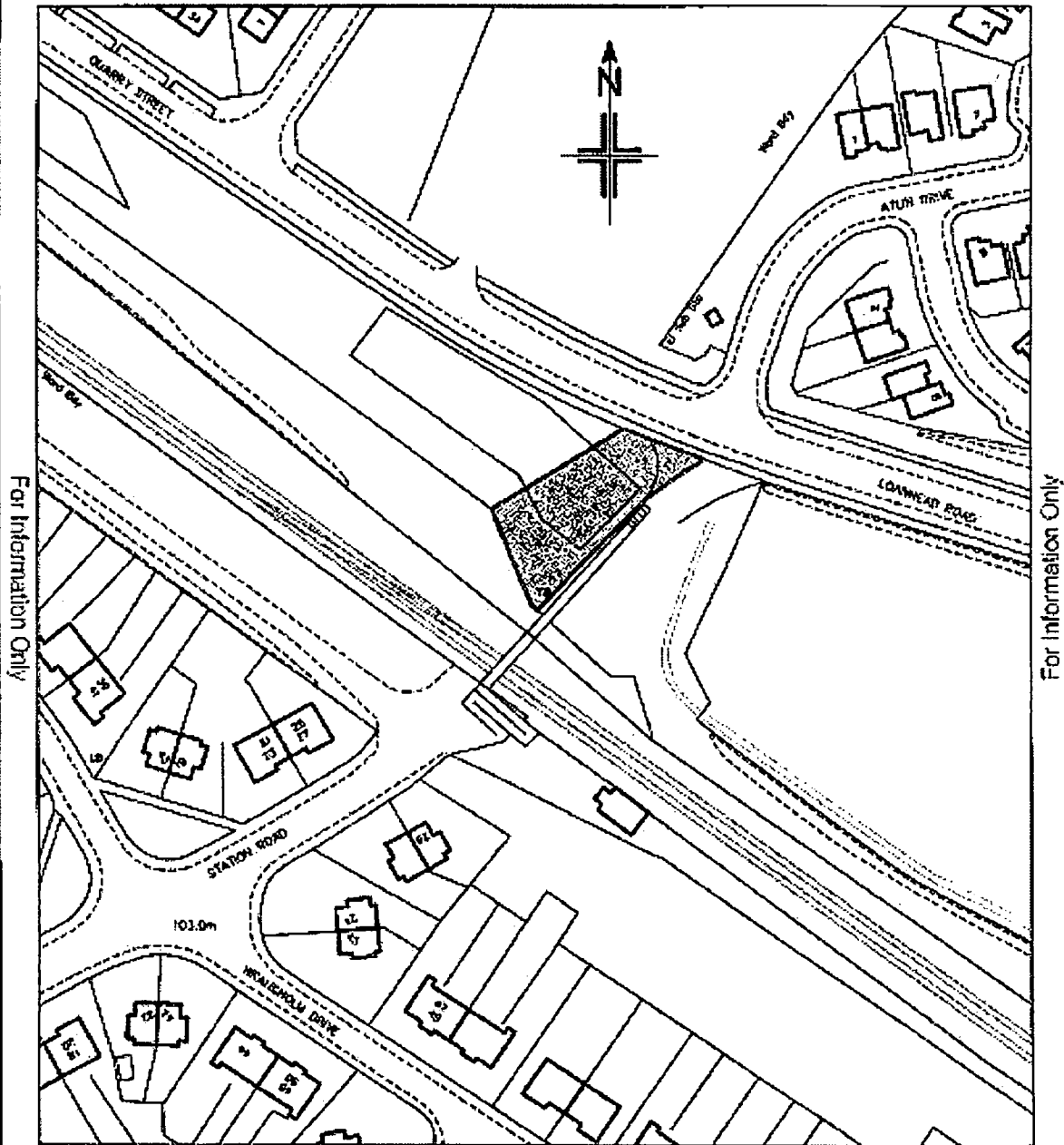
Scale 1:NTS



Town: Holytown

Date: 20/01/2016

## ENVIRONMENT & ESTATES



## CARTOGRAPHIC & MAPPING SERVICES

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