

**REPORT FROM:** CHIEF EXECUTIVE  
**TO:** NELSON COMMITTEE  
**DATE:** 5<sup>TH</sup> NOVEMBER 2018

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## LAND AT LEE ROAD, NELSON

### **PURPOSE OF REPORT**

To recommend that Members request the Policy and Resources Committee to declare the land shown edged black on the plan surplus to requirements.

### **RECOMMENDATIONS**

That this Committee recommends the Policy and Resources Committee to declare the land surplus to requirements in order for a sale to be negotiated to the adjoining owners.

### **REASONS FOR RECOMMENDATION**

To achieve a capital receipt and end all liabilities.

### **BACKGROUND**

1. The land was occupied by the owner of 14 Lee Road as a driveway, site of a garage and garden for the property on an annual tenancy from 1989 at an annual rent of £75, and the tenancy was brought to an end following the death of the tenant.
2. Since the tenancy of the land was brought to an end 14 Lee Road has been sold to the owner of 10 Lee Road and he has submitted a request to purchase the land to continue the previous use.

### **ISSUE**

3. The land was previously occupied by the owner of 14 Lee Road for a number of years and is enclosed by this property and the adjoining 10 Lee Road which are in the same ownership. A sale of the land would result in a capital receipt for the Council.

### **IMPLICATIONS**

**Policy:** It is proposed that a sale of the land be negotiated to the owner of 14 Lee Road with a restrictive covenant that the land be used for garden and garage use. The Council seeks to identify surplus property for inclusion in its disposal programme in order to achieve capital receipts.

**Financial:** A capital receipt and no further liabilities for the Council.

**Legal:** No legal implications are considered to arise directly from this report.

**Risk Management:** On disposal of the property all risks and liabilities will cease for the Council

**Health and Safety:** No implications are considered to arise directly from this report.

**Climate Change:** No implications are considered to arise directly from this report

**Community Safety:** See risk management

**Equality and Diversity:** No implications are considered to arise directly from this report

## **APPENDICES**

Location plan

## **LIST OF BACKGROUND PAPERS**

None