

**REPORT FROM: HOUSING, HEALTH AND ENGINEERING SERVICES
MANAGER**

TO: POLICY AND RESOURCES COMMITTEE

DATE: 16th DECEMBER 2021

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LAND AT RAVENSCROFT WAY, BARNOLDSWICK

PURPOSE OF REPORT

To request that this Committee accepts an offer for the land shown edged black on the plan.

RECOMMENDATION

That this Committee is recommended to reject the reduced offer for the land and to accept one of the original offers, subject to the purchaser obtaining planning permission for the proposed use within a maximum period of 6 months from the date of this meeting.

REASON FOR RECOMMENDATION

To achieve a capital receipt and end all liabilities.

BACKGROUND

- 1.The Executive agreed on 30th June 2016 to declare the land surplus to requirements in order for it to be marketed for sale for an alternative use, subject to planning consent. Further to the property being advertised four offers were received which ranged from £16,000 to £100,000 and on 15th March 2018 the Executive accepted the highest offer, subject to there being no objections to the loss of open space and the offeror obtaining planning permission for the proposed use of a commercial unit with a storage yard within 6 months.
- 2.There were no objections to the loss of open space, but as there is a watercourse, drain and well on the land the purchaser had to carry out a number of detailed site investigations and consult with Lancashire County Council as flood authority before a planning application could be submitted. Two adjoining owners had also encroached on to the Councils land and this issue also had to be resolved before the purchaser would proceed with an application. Due to these reasons the purchaser was not able to obtain planning permission within 6 months.
- 3.The enroachments were dealt with and site investigations have been completed, but the purchaser says it is not viable to develop the site for the proposed use. This is due to the proposed unit altering the flow of the water course which is not acceptable to Lancashire County Council due to a potential increase in flood risk. The purchaser has reduced his offer to £5,000,

and says his proposal would be retain the land in its current state then to develop the land in the future if flood alleviation works are carried out in Barnoldswick which reduce flood risk.

4. Due to the substantial reduction in the offer, and that it may not result in the land being developed in the future interest has been invited from the original offerors and two of them who had submitted offers at £16,000 and £34,000 are still interested. The offeror at the lowest amount has reduced their offer to £8,000 and the other offeror still wishes to purchase the land at the same amount of £34,000. The highest offer is to purchase the land as additional customer and staff parking for his business which operates from the adjoining Unit 1 Ravenscroft Way.

ISSUE

5. The original offer has been substantially reduced and if accepted it is unlikely the land would be developed for an alternative use. It is proposed that the offer of £34,000 be accepted from the adjoining owner, and acceptance of this will achieve a higher amount of capital receipt and result in an unmaintained area of land being brought into use.

IMPLICATIONS

Policy: The Council seeks to identify surplus property for inclusion in its disposal programme in order to achieve capital receipts.

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

Legal: It is proposed that the land be sold with a restrictive covenant limiting its use to car parking.

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