

**REPORT FROM:** DIRECTOR OF RESOURCES  
**TO:** COLNE AND DISTRICT COMMITTEE  
**DATE:** 11<sup>TH</sup> MAY 2023

**Report Author:** Hywel Lebbon  
**Tel No:** 01282 878939  
**E-mail:** [Hywel.lebbon@liberata.com](mailto:Hywel.lebbon@liberata.com)

**CEMETERY LODGE, KEIGHLEY ROAD, COLNE**

**PURPOSE OF REPORT**

To recommend that Members request the Executive to accept the highest offer for the property shown edged black and to declare an area of adjoining land surplus to requirements in order for it to be included within the sale.

**RECOMMENDATIONS**

That this Committee recommends the Executive to accept the offer of £180,000 for the property for a commercial use subject to planning permission, and for an additional area of the Councils adjoining land shown cross hatched on the plan and access area to be declared surplus to requirements in order for it to be included as part of the sale for parking/garden use.

**REASONS FOR RECOMMENDATIONS**

To achieve a capital receipt and end all liabilities.

The sale includes a small area of land and a right of vehicle access over the hatched area, and it adjoins an area of unused Council owned land shown cross hatched on the plan.

Since the property was advertised there have been four viewings and all parties have said they would only look at submitting offers if the additional land and access area was included in the sale. Two offers have been recently submitted for the property which includes the additional land and access area.

**BACKGROUND**

1. The Cemetery Lodge was occupied by employees of the Council for a number of years until it was vacated in August 2021, and there were works required to make the property suitable for re-letting. It was declared surplus by Policy and Resources Committee on 16<sup>th</sup> December 2021, but it was not advertised for sale until September 2022 due to issues with the Cemetery gates which had to be resolved.

2. Liberata Property Services have been advertising the property for sale since September 2022 at offers in the region of £210,000, and since then there have been two open days held and four viewings carried out. Offers at £100,000 and £180,000 have recently been submitted which include the additional land and access area.
3. The highest offer at £180,000 is to purchase it to convert the property and rent it out for a commercial use which is sympathetic to the area such as offices or a beautician, and with the additional land to be used as parking. This would be subject to the purchaser obtaining planning permission for change of use.

## ISSUES

4. All interest in the property has been to purchase it with the additional land and two offers have been received. If the additional land is not included it is likely to result in the property which is in a prominent location remaining unoccupied and deteriorating making it more susceptible to vandalism and break-in's.
5. It is proposed that the access area and additional land be included as part of the sale, but with a restrictive covenant that the land only be used as parking and garden for the property.

## 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 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 and additional land 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