

**REPORT FROM: DIRECTOR OF PLACE**

**TO: EXECUTIVE**

**DATE: 25<sup>TH</sup> MAY 2023**

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## **LAND AT RAVENSCROFT WAY, BARNOLDSWICK**

### **PURPOSE OF REPORT**

To report the position on the sale of the land edged black on the plan and to recommend that Members accept the highest offer which has been submitted.

### **RECOMMENDATIONS**

- (1) That Members accept the highest offer of £35,000 which has been submitted to purchase the freehold, subject to the purchaser obtaining planning permission for the proposed use of a single commercial unit.
- (2) If the purchase does not proceed that the Chief Executive be authorised to accept any other offers received to purchase the long leasehold of the land up to an amount to which they have delegated authority to agree.

### **REASONS FOR RECOMMENDATIONS**

- (1) At its meeting on 25<sup>th</sup> August 2022 Policy and Resources Committee agreed to accept an offer of £18,000, and for the land to be disposed of on a 125 year lease for car parking, but the sale is no longer proceeding.
- (2) It was also reported to the same Committee that offers of £5,000 and £24,000 had been submitted to purchase the freehold. The parties are still interested, but the offer of £24,000 has been increased to £35,000 and the proposal is for one commercial unit. This would be subject to planning permission, but there may be issues in obtaining permission for this use.
- (3) An offer of £8,000 has also been submitted from the adjoining car repair garage to use the land as a caravan storage facility which is for the freehold. This amount is considered to be less than the freehold or if disposed of on a 125 year lease, but the use is more likely to be granted planning permission.

## BACKGROUND

- 1.The land was declared surplus in June 2016 and advertised for sale. Reports submitted to the Policy and Resources Committee on 15<sup>th</sup> March 2018, 30<sup>th</sup> June 2022 and 25<sup>th</sup> August 2022 refer to previous offers.
- 2.An offer of £18,000 which was accepted by the Policy and Resources Committee in August 2022 is no longer proceeding due to a change in the purchaser's circumstances, and offers of £5,000, £8,000 and £35,000 have been submitted by other parties.

## ISSUE

- 3.The offers at £8,000 and £35,000 are for uses which require planning permission, but the bidders have not carried out any site investigations or made any pre-planning application enquiries with the Council's Planning Department.
- 4.When the land was first advertised an offer of £100,000 was accepted to build on the land, but substantially reduced to £5,000 and the sale did not proceed as the proposal was not viable due to the result of site investigations. As the offer at £8,000 is for surfaced development it is more likely that the proposed use would be granted planning permission, but it is substantially lower than the other offer of £35,000.
- 5.Both offers received are to buy the freehold and subject to Planning Permission, but the lower offer is considered to be lower than the amount expected for the freehold or if disposed of on a 125 year lease. The lower offer of £8,000 is considered to be the amount expected if disposed of on a 60 year lease.

## IMPLICATIONS

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

**Financial:** If the offer is accepted the Council will receive a capital receipt and there will be an end to all liabilities.

**Legal:** It is proposed that the land be sold with a covenant restricting its use to a single commercial unit.

**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