

**REPORT FROM: DIRECTOR OF PLACE**

**TO: EXECUTIVE**

**DATE: 12<sup>th</sup> MARCH 2024**

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## **CEMETERY LODGE, KEIGHLEY ROAD, COLNE**

### **PURPOSE OF REPORT**

To report offers received for the property shown edged black on the plan and to request that Members accept the highest offer.

### **RECOMMENDATION**

That Members accept the highest offer of £215,000 for the property, and that in the event of the sale not proceeding that the Director of Place be authorised to accept any other offers which are submitted at or above the asking price of £200,000.

### **REASON FOR RECOMMENDATION**

To achieve a capital receipt, end all liabilities and to bring a vacant property back into productive use.

An offer was accepted by the Executive on 16<sup>th</sup> November 2023 and the Councils Legal Department were instructed to progress the sale, but it was confirmed on 17<sup>th</sup> January 2024 that the sale had fallen through. Since then the property has continued to be advertised and offers at £208,000, £211,000 and £215,000 have been submitted.

### **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.
2. Liberata Property Services advertised the property for sale from September 2022 at offers in the region of £210,000, and an offer of £180,000 was submitted but it was refused. It was resolved by the Area Committee on 11<sup>th</sup> May 2023 that the property be marketed with an online Agent and that an independent valuation be obtained.
3. From 25<sup>th</sup> July 2023 the property was also marketed with Petty Real at a reduced asking price of offers in the region of £200,000. An offer of £197,000 was submitted which included a request for additional areas of Council land to be included in the sale. This was reported to the Area Committee on 5<sup>th</sup> October 2023 then the Executive on 16<sup>th</sup> November 2023, and the resolution was that the offer be accepted and that the additional

areas be declared surplus to be included as part of the sale.

## ISSUES

4. The property has been advertised for sale since September 2022 further to it being declared surplus to requirements, and an offer of £197,000 was accepted which did not proceed. Since then three offers in excess of the asking price of £200,000 with the one at £208,000 a cash purchase and the other two at £211,000 and £215,000 subject to mortgage.
6. Since the offers have been submitted the Councils Planning Department have also advised that the property now has the same protection as a listed building due to it being classed as within the curtilage of the Cemetery. Any alterations to the external character of the property will require listed building consent, all interested parties are aware of this and the sales particulars have been updated with this information.

## 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