

# EAST AYRSHIRE COUNCIL

CABINET – 18 JUNE 2008

## LAND AT PARK ROAD, AUCHINLECK

### Report by the Executive Head of Finance and Asset Management and Executive Director of Corporate Support/Depute Chief Executive

#### **1 PURPOSE OF REPORT**

- 1.1 To declare surplus to requirements land extending to 1,581 sq m, or thereby, as shown hatched on the attached plan for the purpose of disposal on the open market.

#### **2 BACKGROUND**

- 2.1 The land is located next to Auchinleck Railway Station and to the north west of Barony Road Industrial Estate. The subject comprises an area of grassed open space, which is understood to have been previously used as a play park, although the title for the land is held under the Planning and Economic Development Portfolio.
- 2.2 Enquiries had previously been received from parties who have expressed an interest in acquiring the land for residential development purposes.

#### **3 PRESENT POSITION**

- 3.1 The Executive Director of Corporate Support/Depute Chief Executive has confirmed that the Planning and Economic Development Division has no existing operational requirement for the subjects and therefore recommends that they should be declared surplus to operational requirements.
- 3.2 Relevant consultations have been undertaken and comments sought from elected members in connection with the proposal.
- 3.3 The Local Members made no objection to the land being marketed as a residential development opportunity.
- 3.4 An Options Appraisal has been prepared. The appraisal established that the land is capable of being marketed independently as a residential development opportunity. Accordingly, the Executive Head of Finance and Asset Management has confirmed his recommendation to the proposed surplus declaration for the purpose of disposal on the open market based on the estimated value detailed in 4.1.

#### **4 FINANCIAL IMPLICATIONS**

- 4.1 The release of the subjects for a disposal on the open market will enable the Council to generate an Estimated Capital Receipt of £120,000 for the General Services Capital Account.

## **5 LEGAL IMPLICATIONS**

- 5.1** Legal Services have confirmed that there are no onerous title conditions which would prevent disposal of the land on the open market.

## **6 POLICY AND COMMUNITY PLANNING IMPLICATIONS**

- 6.1** It is normal Council policy to advertise buildings and land for sale on the open market unless there special reasons to do otherwise.
- 6.2** There are no community planning implications arising directly from this report.

## **7 ASSET MANAGEMENT IMPLICATIONS**

- 7.1** As detailed in 3.4, the proposed disposal meets the Council's policy objectives in respect of asset management and will not adversely impact on the Council's property portfolio and ability to ensure service delivery.

## **8 CONCLUSIONS**

- 8.1** The land is not required for operational purposes and should be declared surplus to requirements for the purpose recommended.

## **9 RECOMMENDATIONS**

- 9.1** That land at Park Road, Auchinleck extending to 1,581 sq m, or thereby, as shown hatched on the attached plan, be declared surplus for the purpose of disposal on the open market.

**Elizabeth Morton**  
**Executive Director of Corporate Support/  
Depute Chief Executive**

**Alex McPhee**  
**Executive Head of Finance  
and Asset Management**

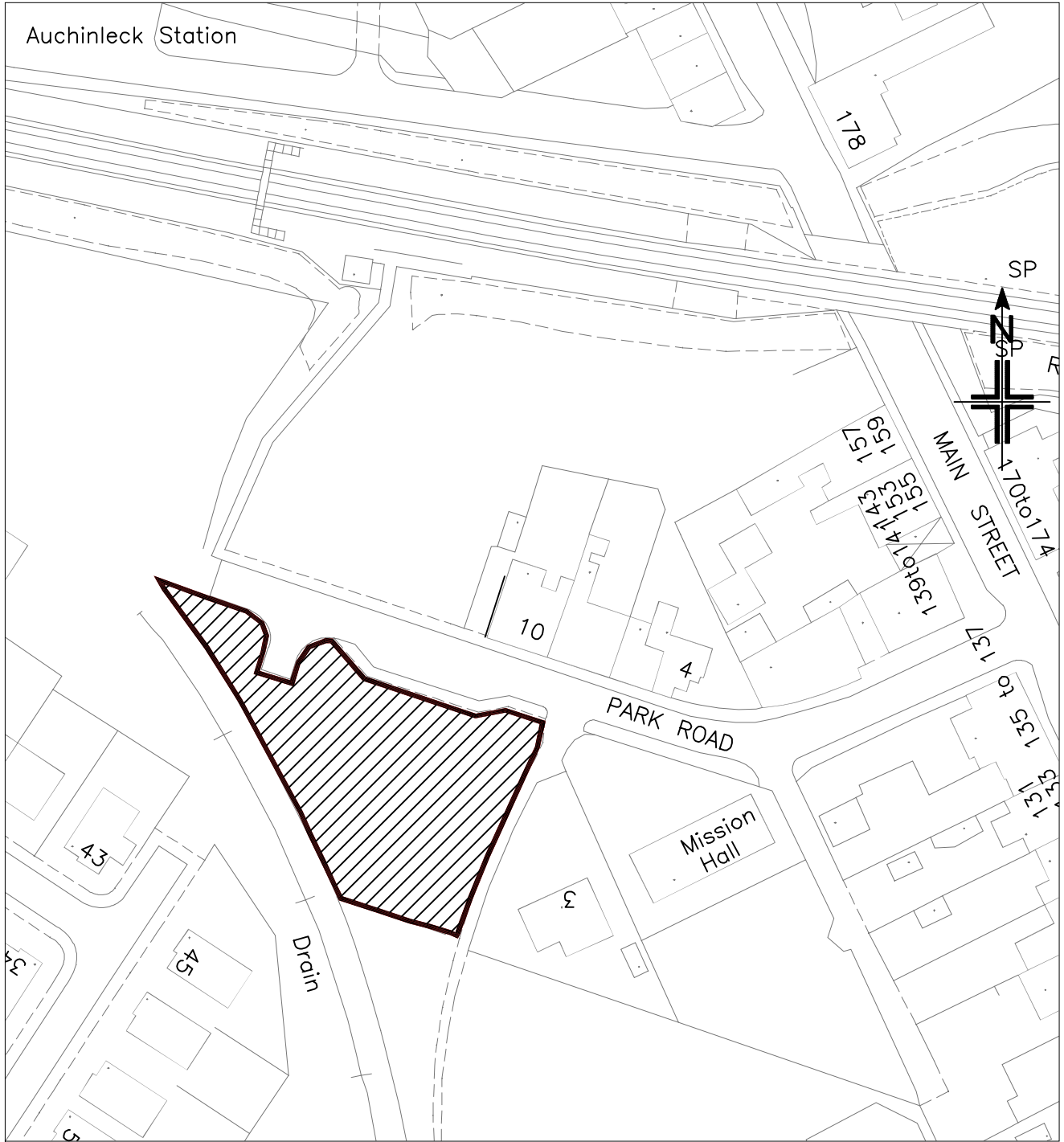
**AH**  
**16 May 2008**

**BACKGROUND PAPERS - NIL**

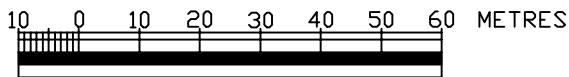
For further information, please contact Alan Hodge, Estates Surveyor on 01563 576274

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# CABINET PLAN



scale: 1:1250



Contents within the area shown hatched black :  
1581 square metres (0.391 acres) or thereby.

TITLE

DEVELOPMENT SITE AT  
PARK ROAD  
AUCHINLECK



**East Ayrshire**  
Council

## LAND SURVEY

**Alexander McPhee ACMA**  
Head of Finance and  
Asset Management

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