

EAST AYRSHIRE COUNCIL

DEVELOPMENT SERVICES COMMITTEE – 14 DECEMBER 2004

PROPOSED DISPOSAL OF LAND ADJACENT TO 2 BARRMILL ROAD, GALSTON

Report by Executive Director of Development and Property Services

1. PURPOSE OF REPORT

- 1.1** To request that the Committee declare surplus to requirements two areas of ground extending in total to 136 square metres or thereby (identified on the plan attached) situated adjacent to 2 Barrmill Road, Galston and authorise disposal of same to Ms Caroline Javid, the owner of 2 Barrmill Road, Galston.

2. BACKGROUND

- 2.1** The two areas comprise residual ground associated with development projects undertaken by former authorities. The land which adjoins the property at 2 Barrmill Road is currently unmaintained and is no longer required for any operational purposes.

3. CURRENT POSITION

- 3.1** The proprietor of the property at 2 Barrmill Road wishes to acquire the two areas of land for the purpose of incorporating them within the garden ground associated with her house.
- 3.2** There are no other immediately adjacent proprietors with a potential interest in acquiring these areas of ground.
- 3.3** Preliminary negotiations have taken place with Ms Javid in respect of the preliminary terms and conditions of the proposed sale.
- 3.4** The purchaser will be responsible for obtaining all statutory consents in respect of the proposed use should these be necessary, e.g. planning permission for change of use.
- 3.5** The local Member has been consulted and offers no objections to the sale of the land.

4. FINANCIAL IMPLICATIONS

- 4.1** If the land is declared surplus, any Capital Receipt received will be credited to the General Services Capital Account.

5. LEGAL IMPLICATIONS

5.1 There are no legal implications associated with the proposed disposal of this land.

6. POLICY IMPLICATIONS

6.1 It is normal Council policy to advertise buildings and land for sale on the open market unless there are special reasons to do otherwise.

6.2 It is considered that the above policy does not apply in this instance as the only party with an interest in acquiring the areas of land is the adjoining owner, namely Ms Javaid of 2 Barrmill Road, Galston.

7. CONCLUSION

7.1 The disposal of the two areas of land will decrease the burden of maintenance on the Council and secure a Capital receipt.

8. RECOMMENDATION

8.1 It is recommended that Committee:-

- (i) Declare surplus to requirements the two areas of land extending in total to 136 square metres or thereby located adjacent to the subjects at 2 Barrmill Road, Galston and authorise the disposal of same to Ms Caroline Javaid of 2 Barrmill Road, Galston, and
- (ii) Authorise the Executive Director of Development and Property Services to finalise negotiations for the sale.

James Lavery
Executive Director of Development and Property Services
29 November 2004
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BACKGROUND PAPERS

Nil

For further information on this report, please contact Sam McVie, Principal Surveyor, Property Unit (Tel: 01563 576099)

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