

EAST AYRSHIRE COUNCIL

DEVELOPMENT SERVICES COMMITTEE - 24 APRIL 2001

LAND AT 58 AFTON BRIDGEND, NEW CUMNOCK

Report by Director of Development Services

1 PURPOSE OF REPORT

- 1.1 To seek Committee approval to declare the land surplus to requirements for the purpose of advertising on the open market.

2 BACKGROUND

- 2.1 The land at 58 Afton Bridgend, New Cumnock, identified on the plan annexed, extends to 910 square metres (0.225 acres) or thereby and is currently a grassed open area.
- 2.2 The Council's title to this land is held by way of a long lease which has an unexpired term of approximately 803 years. The original lease of this land commenced on Whitsunday 1868 and was for a term of 936 years. The annual rental is slightly under £2 per annum, with no provision for rent reviews.
- 2.3 The landlords are Mansefield Estates, being the successors to Andrew Thomson of Mansefield and John McTurk, who granted the original lease.

3 CURRENT POSITION

- 3.1 The site has been identified as being suitable for residential development, leisure and recreational uses.
- 3.2 Mr James Tracey, the owner of the former St Margaret's Primary School site, situated to the south of the Council's land, has expressed an interest in acquiring the Council's leasehold interest.

4 FINANCIAL IMPLICATIONS

- 4.1 A Capital Receipt will be obtained from the sale of the leasehold interest in this land.

5 POLICY IMPLICATIONS

- 5.1 In accordance with Council policy, it is proposed to advertise the land for sale on the open market and invite formal offers by sealed tender.

6 LEGAL IMPLICATIONS

- 6.1** The Solicitor to the Council has intimated that title held by way of long lease is not at all unusual and the fact that title is leasehold does not in any way reduce its marketability, nor does it prove to be unacceptable in any way, shape or form to prospective purchasers.

7 RECOMMENDATION

- 7.1** That the Committee agree to declare the land at 58 Afton Bridgend, New Cumnock surplus to requirements and authorise the Director of Development Services to advertise the land for sale on the open market.

Stephen Chorley
Director of Development Services

SC/SMcV/MB/5/ 4/01

BACKGROUND PAPERS

Nil

For further information on this Report, please contact Sam McVie, Property Unit - 01563 576099.

Implementation Officer: Sam McVie

**DUE TO ORDNANCE SURVEY REGULATIONS AND COPYRIGHT
THE MAP IS AVAILABLE FOR VIEWING AT THE COUNCIL'S
PLANNING OFFICE IN KILMARNOCK. FOR INFORMATION ON
VIEWING PLEASE CONTACT (01563) 576790.**

AGENDA