

WEST DUNBARTONSHIRE COUNCIL

Report by the Director of Development and Environmental Services

Community Safety and Environmental Services Committee : 1 March 2006

**Subject: Request to Purchase Land (0.08 Acres or Thereby)
and the Vacant Workshop at 29 Cable Depot Road, Clydebank
by the Adjoining Owner**

1.0 Purpose:

- 1.1** To recommend to the Committee the sale of a small area of land and a vacant workshop at 29 Cable Depot Road, Clydebank to Clydeside Property Services Limited. (See attached OS plan).

2.0 Background:

- 2.1** In December 2004, Clydeside Property Services Ltd purchased 4.1 hectares or thereby of land at Cable Depot Road, Clydebank. The purchase included a 53,000 sq.ft, industrial building. This site adjoins the vacant workshop at 29 Cable Depot Road, Clydebank, owned by the Council.
- 2.2** Outline planning consent for residential development has been granted for the site of 4.1 hectares or thereby.
- 2.3** Clydeside Property Services Ltd have approached the Estates Section of Development and Environmental Services with a request to purchase the vacant single storey workshop located within the site of 0.08 acres or thereby from the Council.

3.0 Main Issues:

- 3.1** Clydeside Property Services Ltd want to develop the 4.1 hectare site for residential development. The inclusion of 29 Cable Depot Road, Clydebank within their ownership will regularise boundaries and allow a landscaped area to be formed between the future residential development and the existing industrial properties.
- 3.2** The workshop is old, dilapidated and should be demolished and removed for environmental and other reasons.

3.3 The Estates Section have been in negotiations with Clydeside Property Services Ltd and the following terms and conditions have been provisionally agreed:

- (a) Sale of vacant workshop within a site of 0.08 acres or thereby at 29 Cable Depot Road, Clydebank to Clydeside Property Services Ltd.
- (b) The date of entry shall be 27 March 2006 or earlier, if possible.
- (c) The purchase price of £25,000 (Twenty Five Thousand Pounds) to be paid on 27 March 2006 or earlier, if possible.
- (d) Purchaser to pay Estates Administration fee of £500 plus VAT.
- (e) Purchaser to pay the Council's legal fees, expenses, outlays, VAT together with stamp duty and registration dues.
- (f) Purchaser to pay for property enquiry certificate, if required.

3.4 Whilst the disposal of assets on a competitive basis is generally preferred it is considered that such an approach is inappropriate in this case and that the price fully reflects the value.

4.0 Recommendations:

4.1 That the Director of Development and Environmental Services be authorised to agree the sale of the land and vacant workshop at 29 Cable Depot Road, Clydebank to Clydeside Property Services Ltd. on the terms and conditions stated in paragraph 3.3 of this report.

4.2 That the Head of Legal and Administrative Services be authorised to conclude this transaction subject to such legal conditions as considered appropriate.



Dan Henderson
Director of Development and Environmental Services
Date: 30 January 2006

Background Papers: Estates Section File
Wards Affected: Ward 2
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