

WEST DUNBARTONSHIRE COUNCIL

Report by Executive Director of Housing, Environmental and Economic Development

Housing, Environment and Economic Development Committee: 5 March 2008

Subject: Sale of land at Millbrae Crescent, Clydebank

1. Purpose

- 1.1** To seek Committee approval to sell a strip of land at Millbrae Crescent, Clydebank, as shown hatched in black on the appended plan, to Bearsden Homes Limited.

2. Background

- 2.1** Full planning consent was granted on 16 June 2005 for the erection of a dwellinghouse and garage in the grounds of "Glentana", Mill Road, Clydebank, which is adjacent to the Council owned strip of land referred to at 1.1 above.
- 2.2** The planning consent requires that a vehicular access be formed onto Millbrae Crescent. This necessitates Bearsden Homes Limited acquiring the Council owned land in question.

3. Main Issues

- 3.1** The land is not required for Council purposes and is incapable of separate development.
- 3.2** Negotiations between the Estates Section and Bearsden Homes Limited have resulted in the provisionally agreed terms and conditions which are outlined below.
- (a) Bearsden Homes Limited shall purchase the land extending to 22 square metres or thereby at Millbrae Crescent, Clydebank.
 - (b) The date of entry shall be 8 May 2008 or earlier by mutual agreement.
 - (c) The price is £20,000 (Twenty Thousand Pounds Sterling) exclusive of VAT.
 - (d) Bearsden Homes Limited has already paid the Estates Administration fee of £500 plus VAT.
 - (e) Bearsden Homes Limited shall pay the Council's legal fees, expenses, outlays and VAT together with Stamp Duty and Registration Dues.
 - (f) Bearsden Homes Limited shall pay for a Property Enquiry Certificate if applicable.

4. Personnel Issues

4.1 There are no personnel issues.

5. Financial Implications

5.1 The Council will receive a capital sum of £20,000 from the sale of the land.

6. Risk Analysis

6.1 There is no risk associated with the disposal of this land.

7. Conclusions

7.1 The sale of the land will benefit the Council from a capital receipt as outlined in paragraph 5.1.

8. Recommendations

8.1 That the Executive Director of Housing, Environmental and Economic Development be authorised to sell the strip of land at Millbrae Crescent, Clydebank to Bearsden Homes Limited for £20,000 (Twenty Thousand Pounds Sterling) subject to the conditions contained within paragraph 3.2 of this report.

8.2 That the Head of Legal, Administrative and Regulatory Services be authorised to conclude the transactions subject to such legal conditions that are considered appropriate.

Elaine Melrose

Executive Director of Housing, Environmental and Economic Development

Date: 20 February 2008

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Appendices: Plan of land at Millbrae Crescent

Background Papers: Estates Section Files

Ward Affected: 6

