

**WEST DUNBARTONSHIRE COUNCIL****Report by Chief Officer: Supply, Distribution and Property****Infrastructure Regeneration and Economic Development Committee:****16 August 2023**

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**Subject: Sale of 283 m2 (0.07 acres) of land adjacent to Craigielea Road, Duntocher**

**1. Purpose**

- 1.1** The purpose of this report is to seek Committee approval for the Council to enter into a contract for the disposal of Sale of 283 m2 (0.07 acres) of land adjacent to Craigielea Road, Duntocher to BDW Trading Limited, trading as Barratt West Scotland.

**2. Recommendations**

- 2.1** It is recommended that the Committee:

- (i) Approve the disposal of the site to BDW Trading Limited, trading as Barratt West Scotland (Barratt), at a price of £1,050 (One Thousand and Fifty Pounds).
- (ii) Authorise the Chief Officer, Supply, Property and Distribution to conclude negotiations on such conditions as considered appropriate.
- (iii) Authorise the Chief Officer, Regulatory and Regeneration to conclude the transaction on such conditions as considered appropriate.

**3. Background**

- 3.1** This land is wholly owned by West Dunbartonshire Council and maintained by Greenspace. It comprises a section of ground extending to 283 m2 (0.07 acres) situated within a larger area of informal, open space land located to the north of Craigielea Road, Duntocher, all of which is currently grass landscaped. A Location Plan is attached as Appendix 1.
- 3.2** The overall open space at this location has a challenging topography, sloping steeply upwards from Craigielea Road to the south. The front of the site runs parallel with and has prominent frontage to Craigielea Road, a busy thoroughfare in the local area.
- 3.3** There is an existing, historic path dissecting the land in a south to north direction, forming a route connecting Craigielea Road to Mirren Drive to the

north. This consists a series of narrow steps, with overgrown grass on either side.

- 3.5** Detailed Planning Permission was granted for this development site on 31 January 2023. As per the consented layout, Barratt are delivering a footpath to the south-western boundary of the site connecting to open space owned by the Council.
- 3.6** The purpose of the sale of the land is to allow this new 2 metre wide public footpath to be created, generally running in an east to west direction. This footpath will formally connect a proposed bus stop located on Craigielea Road, with the Barratt development site located immediately to the west of the property.
- 3.7** The construction of the new footpath will be undertaken by Barratt, at their sole cost and expense. It is anticipated a temporary Licence will be required for Barratt over the adjacent Council land in due course to enable Barratt to construct the footpath.
- 3.8** It is not intended for the Council to adopt the proposed footpath once completed. Ownership of the footpath will remain with Barratt, who will be responsible for the ongoing maintenance obligation. The balance of the open space will remain within the Council's ownership.

#### **4. Main Issues**

- 4.1** The land being sought to be purchased from the Council is not required by the Council for any operational and/or other purposes.
- 4.2** Following granting of Planning Permission, Barratt approached the Council to requesting the purchase the land from the Council for the purpose of constructing a new public footpath to serve their adjoining new housing development. The creation of this footpath is a condition on the Planning Permission granted.
- 4.3** Barratt intend to develop out the adjacent Duntiglennan Fields for residential purposes; the development will comprise the construction of 99 new build housing units with a gross development value of the site in the region of £32m and the anticipated revenue income to the Council for Council Tax purposes in the region of between £223k and £268k (which excludes sewerage and water charges) subject to confirmation of Council Tax Bands.
- 4.4** Agreement has been reached, in principle, with the prospective purchaser Barratt for a sale of the land at a price of £1,050 in its existing condition, as set out at Appendix 1, subject to Committee Approval.
- 4.5** Asset Management believe this to be a fair and competitive price for the property having due regard to its characteristics and challenging topography

and when complete will provide a beneficial land use to residents and the local community.

- 4.6** Given the overall open space area is topographically challenged and as such cannot be used for any meaningful development, the agreed approach taken to assess value has been to assume and calculate value on an agricultural land basis.
- 4.7** Prevailing capital values for agricultural land in this area ranges from between £5,000 to £15,000 per acre. The highest end of this range has been applied in this instance. When the land to be sold (0.07 acres) is therefore calculated on a pro-rata basis, this shows an agreed value and price of £1,050.
- 4.8** In addition to this proposed purchase price, Barratt have also agreed to cover the Council's legal costs in concluding the transaction.

## **5. People Implications**

- 5.1** There are no significant people implications other than the resources required by Asset Management and Legal Services to negotiate missives and conclude the transaction.

## **6. Financial and Procurement Implications**

- 6.1** The Council will benefit from a capital receipt of £1,050 excluding VAT.
- 6.2** There are no procurement implications arising from this report.

## **7. Risk Analysis**

- 7.1** The disposal is subject to legal due diligence.
- 7.2** As with any transaction of this nature there is a risk of the sale not proceeding due to issues which arise during the due diligence process and the property may require to be retained by the Council.

## **8. Environmental Sustainability**

- 8.1** We would anticipate the proposed purchaser will undertake via the most sustainable construction techniques and methods.

## **9. Equalities Impact Assessment (EIA)**

- 9.1** An Equality Impact Assessment is not applicable for the purpose of this report.

## **10. Consultation**

**10.1** Consultations have been undertaken with Finance and Regulatory Services, Planning and Road Services.

## **11. Strategic Assessment**

**11.1** By agreeing to this proposal the Council will benefit in terms of receiving a capital receipt.

**11.2** By agreeing to this proposal this will be contributing to the Council's strategic priority for a strong local economy and improves job opportunities.

Angela Wilson  
Chief Officer: Supply, Distribution and Property  
Date: 20 July 2023

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<b>Appendices:</b>	Appendix 1 - Location Plan
<b>Background Papers:</b>	None
<b>Wards Affected:</b>	Ward 4