

**WEST DUNBARTONSHIRE COUNCIL****Report by Chief Officer: Supply, Distribution and Property****Infrastructure Regeneration and Economic Development Committee:****1 February 2023**

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**Subject: Sale of Site at Gaitskell Avenue, Alexandria G83 0QL****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 a development site at Gaitskell Avenue, Alexandria to William Mayberry

**2. Recommendations**

- 2.1** It is recommended that the Committee:

- (i) Approve the sale of the property to William Mayberry for the sum of £25,500 with the potential for a further sum of £10,000 on receipt of a successful planning consent.
- (ii) Authorise the Chief Officer, Supply, Property and Distribution to conclude negotiations.
- (iii) Authorise the Chief Officer, Regulatory and Regeneration to conclude the transaction on such conditions as considered appropriate.

**3. Background**

- 3.1** The site at Gaitskell Avenue is wholly owned by the Council and has lain vacant and unused for a number of years. The site including access road extends to 680 sq meters (0.17 acres) or thereby (Appendix 1).
- 3.2** It was previously used as a children's playground but is currently unused and surplus to the requirements of any Council service.
- 3.3** The site is within a residential area and initial discussions with the Planning Department indicate that in principle a residential use for the site may be appropriate subject to compliance with the relevant Local Plan and Local Development Plan policies.

**4. Main Issues**

- 4.1** The property is not required by the Council for any operational purposes.

- 4.2 The site was marketed for sale in October and November 2022 (Appendix 2), this resulted in 4 offers being received at a closing date on 30<sup>th</sup> November 2022. The offers ranged from £2,000 to £25,500.
- 4.3 The offer which is being recommended from Mr William Mayberry is considered the most attractive as it is at the highest figure; is not conditional on planning and offers the prospect of an additional £10,000 being paid if a satisfactory planning consent is obtained within 3 years of purchase.
- 4.4 The proposed base price of £25,500 equates to a capital value rate of £37.50 per sq meter or £150,000 per acre. We consider this to be a reasonable price for the site on the basis of a clean non conditional offer.
- 4.5 The offer is not conditional on Planning but will be conditional on a clear title.
- 4.6 If the purchaser is successful in obtaining planning consent for residential development on the site within 3 years of concluding the purchase, the Council will receive a further £10,000.
- 4.7 The proposed deal removes the Council for any ongoing liability for the upkeep and maintenance of the site.

## **5. People Implications**

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

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

- 6.1 The Council will benefit from a capital receipt of £25,500 with the potential for a further sum of £10,000 on receipt of a successful planning consent.
- 6.2 The Council will no longer have to incur resources in managing and maintaining the property.
- 6.3 Should planning consent be granted then an additional income stream via Council Tax would be achieved.
- 6.4 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 remarketed.

## **8. Environmental Sustainability**

- 8.1** Subject to Planning consent being granted the intention is that the site will be developed for a detached bungalow or 2 semi-detached houses.

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

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

## **10. Consultation**

- 10.1** Consultation has taken place with Legal, Roads and Greenspace have already taken place and further consultation will occur during any future planning application process.

## **11. Strategic Assessment**

- 11.1** By agreeing to this proposal the Council will benefit in terms of receiving a capital receipt and removing a liability from the property portfolio.
- 11.2** A site which has lain vacant and disused for a number of years will be brought back into use and the future liability for the ongoing upkeep and maintenance of the site will be removed from the Council.
- 11.3** By agreeing to this proposal this will be contributing to the Council's strategic priority for a strong local economy and improved job opportunities.

Angela Wilson  
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Date: 5 January 2022

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<b>Appendices:</b>	Appendix 1: Site Plan  Appendix 2: Marketing Details
<b>Background Papers:</b>	None
<b>Wards Affected:</b>	Ward 2

