

WEST DUNBARTONSHIRE COUNCIL

Report by Chief Officer: Resources

Infrastructure Regeneration and Economic Development Committee:

6 November 2024

Subject: Sale of land at junction of Great Western Road (A82) & Kilbowie Road, Clydebank

1. Purpose

The purpose of this report is to seek Committee approval for West Dunbartonshire Council (the Council) to dispose of land at junction of Great Western Road (A82) & Kilbowie Road, Clydebank.

2. Recommendations

2.1 It is recommended that the Committee:

- (i) Approves the sale of the land to Osprey Charging Network Ltd at a price of £150,000.
- (ii) Authorises the Chief Officer Resources to conclude negotiations.
- (iii) Authorises the Chief Officer Regulatory and Regeneration to conclude the transaction on such conditions as considered appropriate.

3. Background

3.1 The land comprises open space wholly owned by the Council. It is currently unused and not required by the Council for operational purposes.

4. Main Issues

4.1 The land is off Kilbowie Roundabout with frontage at its south-eastern boundary to Great Western Road (A82). The land is bounded on its south-western boundary by Kilbowie Road with the remainder of the site bounded by privately owned housing. The site extends to 6,090 m² or thereby.

4.2 The intended use of the land once purchased is as an electric vehicle charging hub site.

4.3 Asset Management were approached by property agents acting for the proposed purchaser Osprey for them to purchase the land from the Council.

4.4 Osprey have offered to purchase the land at a price of £150,000.

The offer is subject to the following conditions:

- vacant possession
- satisfactory title
- application to the electricity grid to establish availability of 2MW of power in the area
- planning application to be submitted within 2 weeks of establishing satisfactory electricity grid availability.

4.5 The Council investigate the possibility of marketing this land for sale a number of years ago. However, it was established the ground conditions are so poor that any meaningful construction on the land is not possible. Realistically, it is anticipated the land can only be utilised for surface level use, as is proposed.

4.6 Prior to the offer, the land had not been openly marketed for sale. Following officer assessment the offer received from Osprey has been determined to represent a fair value for the land, particularly so given the anticipated difficulties of constructing on the land.

4.7 Any planning and/or licensing consent in respect of the purchaser's ultimate use and/or development of the land will be incumbent on Osprey to obtain, at their sole risk and cost.

5. People Implications

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

6. Financial and Procurement Implications

6.1 The Council will benefit from a capital receipt for the property in the sum of £150,000.

6.2 The Council will no longer incur potential resources to maintain the land

6.3 The Council will therefore generate a revenue savings in maintenance costs.

6.4 No financial outlays are required by the Council to facilitate this arrangement.

6.5 There are no procurement implications arising from this report.

7. Risk Analysis

7.1 The sale will be subject to is subject to legal due diligence. There is a risk of the sale not proceeding due to any emerging issues during the diligence and sale process. This is standard for any sale transaction.

8. Environmental Sustainability

8.1 Any development of the property will require to be in line with current building standards.

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, Greenspace and Regeneration and Regulatory.

11. Strategic Assessment

11.1 By agreeing to this proposal the Council will benefit from savings in relation to maintenance costs in line with the budget option approved at Council in March.

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

Laurence Slavin
Chief Officer: Resources
Date: 23 October 2024

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Appendices: Appendix 1 - Location Plan

Background Papers: None

Wards Affected: Ward 5