

**WEST DUNBARTONSHIRE COUNCIL****Report by the Strategic Lead - Regeneration**

**Infrastructure, Regeneration and Economic Development Committee:  
15 May 2019**

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**Subject: Sale of land at Dillichip Loan , Bonhill**

**1. Purpose**

**1.1** The purpose of this report is to advise Committee on the outcome of negotiations in relation to disposal of land at Dillichip Loan, Bonhill to the adjacent landowner, Mr John Burleigh. The report details the offer received and seeks Committee approval to conclude disposal of the site.

**2. Recommendations**

**2.1** It is recommended that the Committee:

- (i) Approve the disposal of the land for a consideration of £25,000 (Twenty Five Thousand Pounds) to Mr John Burleigh.
- (ii) Authorise the Strategic Lead, Regeneration to conclude negotiations.
- (iii) Authorise the Strategic Lead, Regulatory to conclude the transaction on such conditions as are considered appropriate.

**Background**

- 3.1** West Dunbartonshire Council own land on the south side of Dillichip Loan , Bonhill. The site area extends to 1,752sq meters (0.43 acres) or thereby and as delineated in the location plan attached as Appendix 1
- 3.2** Historically this site housed a tenement block of twelve flats and associated garden ground.
- 3.3** Between 1974 and 1979 Dumbarton County Council acquired eleven of the properties leaving one property in the ownership of a Mr James McClughan, which remains the case today.
- 3.4** There are currently no buildings on the site and the site is overgrown with dense vegetation and mature trees. The site also has pylons and power lines and which span through the site.
- 3.5** Mr Burleigh and his cousin own the adjoining site immediately to the east of the subject site. Their site extends to 5,585 sq meters (1.38 acres) or thereby and as shown in the location plan attached as Appendix 2.

**3.6** Mr Burleigh wishes to acquire the Council's interest in the land at Dilliechip Loan with a view to combining the site with his existing ownership to form a larger site capable of residential development. Mr Burleigh is aware of the defective Title position with the Council only having ownership to 11/12ths of the site and is willing to proceed on this basis.

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

**4.1** The Council's site is to the west of Mr Burleigh's site with the only access to the site is from Dilliechip Loan.

**4.2** The sites are zoned in the Local Development Plan as existing neighbourhood where development would be supported subject to satisfying requirements.

**4.3** The proposed purchase will only be conditional upon the buyer receiving a satisfactory legal report on the Title.

**4.4** The proposed price of £25,000 reflects a capital rate of £58,000 per acre. This valuation was supported by the District Valuer in August 2017. The value reflects the back lying situation, current condition of the site and the defective Title position.

**4.5** Selling the site to Mr Burleigh will enable this land to be brought back into a viable use.

**4.6** The option is to retain the land or to market it for sale on the open market. It is unlikely the site would appeal to other buyers given the back lying situation, access difficulties and defective Title.

#### **5. People Implications**

**5.1** There are no significant people implications other than the resources required by the Asset Management and Legal Services to conclude the proposed disposal.

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

**6.1** The financial implications of the proposed disposal are that a capital receipt of £25,000 will be generated for the Council.

**6.2** Construction in the region of 13 units as indicated by the purchaser would generate a minimum income in the region of £29,798 per annum for both Council Tax and sewage charges with £22,921 per annum being the Council Tax element based on Band F rating. This income stream cannot obviously be guaranteed and would be dependent on all units being sold and planning permission being achieved. We have had no indicative layout plan by the purchaser and therefore this is at this stage an anticipated figure. The income stream could also be varied depending on whether purchasers were currently living within the Council area or new to the area.

**6.3** There are no procurement implications as this is a sale.

## **7. Risk Analysis**

**7.1** The main risk associated with the proposed sale is that the transaction may not conclude due to the purchaser not being satisfied with the Title report. Although Mr Burleigh is fully aware of the Title position. In the case that the transaction fails to complete, the Council will require to market the site for sale.

## **8. Environmental Sustainability**

**8.1** The prospective purchaser has obtained an Ecological Constraints Report and an Environmental Site Investigation Report. Any future development of the site will require to satisfy the requirements of the Planning legislation.

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

**9.1** An Equality Impact Screening did not indicate any further action required in relation to this transaction.

## **10. Consultation**

**10.1** Consultations have been undertaken with Regulatory however wider consultation will take place during any Planning Application process.

## **11. Strategic Assessment**

**11.1** By agreeing to this sale the Council will realise a capital receipt. It will also allow the purchaser to bring forward the development of the site in conjunction with his existing ownership.

### **Jim McAloon**

Strategic Lead, Regeneration

Date: 15 May 2019

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#### **Person to Contact:**

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**Appendices:** Appending 1 – Site Plan West Dunbartonshire Council  
Ownership.  
Appendix 2 – Site Plan Mr John Burleigh Ownership

**Background Papers:** None

**Wards Affected:** Ward 2