

**WEST DUNBARTONSHIRE COUNCIL****Report by Chief Officer: Resources****Infrastructure Regeneration and Economic Development Committee:****6 November 2024**

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**Subject: Sale of 2a Manse Drive, Balloch G82 8HQ****1. Purpose**

- 1.1** The purpose of this report is to seek Committee approval for West Dunbartonshire Council (the Council) to dispose of 2a Manse Drive, Balloch G82 8HQ (the Property) to Sava Estates Limited.

**2. Recommendations**

- 2.1** It is recommended that the Committee:
- (i) Approves the disposal of the property to Sava Estates Limited for £41,101.
  - (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 property is wholly owned by West Dunbartonshire Council and previously let to Haldane United Football Club since 30 August 2006 who used the property as changing rooms and more latterly as a small training facility.
- 3.2** Haldane United surrendered their lease of the property effective from 31 July 2024.

**4. Main Issues**

- 4.1** The property is not required by the Council for any operational purpose.
- 4.2** The property was extensively marketed For Sale during August and September 2024. Marketing Details were prepared (Appendix 1).
- 4.3** The availability of the property was listed on the Council's website and social media and listed on the main commercial property marketing websites. Details were also circulated to commercial property agents, local solicitors, business development bodies.

**4.4** A closing date was set for receipt of informal offers on 25 September 2024. Two offers were received ranging from £28,811 to £41,101 with the proposal from Sava Estates Limited being considered to be the most attractive following an officer assessment.

**4.5** The offer from Sava Estates Limited is subject only to standard commercial conditions and is not subject to planning consent. The prospective purchaser have advised that they intend to use the property for a dance/yoga studio.

## **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 £41,101.

**6.2** The Council will no longer have to incur resources in managing and maintaining the property including utility costs.

**6.3** There are no procurement implications arising from this report.

## **7. Risk Analysis**

**7.1** The disposal is subject to legal due diligence. There is a risk of the sale not proceeding due to any issues emerging during the due diligence process.

## **8. Environmental Sustainability**

**8.1** Any renovation of the Property will require to be in line with current building and environmental 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 Regulatory Services and Planning.

## **11. Strategic Assessment**

**11.1** By agreeing to this proposal the Council will benefit in terms of receiving a capital receipt and removing a revenue liability from the Council's asset portfolio.

**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: 25 September 2024

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**Appendices:** Appendix 1 – Marketing Details.

**Background Papers:** None

**Wards Affected:** Ward 2