

SUBJECT:	SALE OF APPROX. 11 ACRES OF AGRICULTURAL LAND IN GOYTRE.
MEETING:	Individual Cabinet Member Decision - Cllr P Murphy
DATE:	26th July 2017
DIVISION/WARDS AFFECTED:	Goytre Fawr

1. PURPOSE:

1.1 - To seek consent to dispose of a piece of agricultural land in Goytre on the open market.

2. RECOMMENDATIONS:

2.1 - That the land be disposed of on the open market following its surrender back from the former tenant earlier this year.

3. KEY ISSUES:

3.1 - The land forms part of the Council's farm estate and was previously let on a lifetime tenancy to a local farmer as part of his farming activities in the locality.

3.2 - The tenant passed away recently and following a mutual agreement being reached between the late tenant's estates and the County Council the land was surrendered for nil consideration back the Council in February 2017.

3.3 - Following due diligence by members of the Estates team to establish if the land could be used to generate additional revenue income (beyond what could be achieved from renting as agricultural land), it was established that this was not an option for a number of reasons.

3.4 - Following this assessment and given the Council's need to generate capital receipts in support of the 21st Century School programme we are recommending that the land be disposed of.

3.5 - As with previous disposals of bare land in the County, we recommend that the land be sold via public auction by a local agent. This provides exposure to the local market and is also transparent in relation to purchaser and price paid.

3.6 - The guide price and reserve will be agreed with between the auctioneer, the Estates Manager and Cabinet Member for Resources in the run up to the auction.

3.7 - The sale contract will include an overage (or clawback) provision in the Council's standard form to enable the Council to share in the benefit from any change of use in the future.

4. REASONS:

4.1 - The land is currently vacant and generating no income to the Council

4.2 - The sale of the land will relieve the Council of any maintenance or insurance liabilities on the land

4.3 - The sale will generate a capital receipt in support of the 21st Century Schools programme.

5. RESOURCE IMPLICATIONS:

5.1 - The sale will generate a capital receipt for the Council

5.2 - As with previous auction disposals, we will be requiring the purchaser to reimburse the Council's costs in the matter.

6. WELLBEING OF FUTURE GENERATIONS IMPLICATIONS (INCORPORATING EQUALITIES, SUSTAINABILITY, SAFEGUARDING AND CORPORATE PARENTING):

The disposal of this land does not affect the operation nor provision of any services to the public and therefore does not require a Future Generations Assessment.

7. CONSULTEES:

Local Member - Cllr Bryan Jones

Cabinet Member - Cllr Phil Murphy

Legal Services - Joanne Chase

SLT

Estates Manager - Ben Winstanley

Head of Community Led Delivery - Debra Hill-Howells

Head of Operations - Roger Hoggins

A query was received from the Cabinet member in relation to this report, following this, amendments were made to the 'Key Issues' sections to incorporate the information as requested.

8. BACKGROUND PAPERS:

8.1 - Location Plan

9. AUTHOR:

Gareth King MRICS - Principal Surveyor

10. CONTACT DETAILS:

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