

WIRRAL COUNCIL

DELEGATED DECISION

SUBJECT:	<i>LAND AT OLD CLATTERBRIDGE ROAD, BEBINGTON</i>
WARD/S AFFECTED:	<i>CLATTERBRIDGE</i>
REPORT OF:	DIRECTOR OF BUSINESS SERVICES / ASSISTANT CHIEF EXECUTIVE
RESPONSIBLE PORTFOLIO HOLDER:	HOUSING & COMMUNITY SAFETY - COUNCILLOR GEORGE DAVIES
KEY DECISION?	<i>NO</i>

1.0 EXECUTIVE SUMMARY

- 1.1 The purpose of this report is to declare the site in Old Clatterbridge Road, Bebington a surplus asset and seek authority to dispose of the freehold interest at auction.

2.0 BACKGROUND AND KEY ISSUES

- 2.1 The site is located on the edge of a private housing estate, overlooking farm fields. The site is shown highlighted on the attached plan and comprises an area of maintained grass land behind a substantial hedgerow and extends to approximately 1,813 sqm.
- 2.2 The site has been identified as part of a larger list of sites which have potential to generate capital receipts and the Assets and Capital Group, at its meeting in May 2017, resolved to pursue a disposal of the property.
- 2.3 It is therefore proposed that the property be offered for sale at auction. Council officers will set a reserve prior to auction based on professional advice from the auctioneer. An indicative anticipated sale receipt has been reported to the Assets and Capital Group.
- 2.4 The site is open to public access. Accordingly a proposed disposal will need to be advertised in the local press in accordance with the Local Government Act. Agreement to disposal on the terms now proposed would be subject to the outcome of the public advertisement period.

3.0 RELEVANT RISKS

- 3.1 There is a risk that the property will not sell at auction, however, the Council will only be charged a fee if the sale is successful.
- 3.2 The sale will remove the risk of liability for any future maintenance of the site.

4.0 OTHER OPTIONS CONSIDERED

- 4.1 As the property is not required by the Council, a sale by auction is considered to be the most appropriate method of disposal. Consequently no other options have been considered.

5.0 CONSULTATION

- 5.1 Officers have been consulted through the Assets and Capital Group. In addition, the auctioneer will undertake a promotional exercise to advertise the availability of the property at its auction, which will include promotion through its website and auction catalogue.

6.0 IMPLICATIONS FOR VOLUNTARY, COMMUNITY AND FAITH GROUPS

- 6.1 Neighbouring residents have previously expressed an interest in acquiring this land for garden extensions, however, a disposal at auction is considered to be the best way to maximise the capital receipt.

7.0 RESOURCE IMPLICATIONS: FINANCIAL; IT; STAFFING; AND ASSETS

- 7.1 Should the property sell at auction, it will generate a receipt and will also remove any potential liability such as clearing the site of fly tipping. In addition the purchaser will pay the Council 2% of the gavel price, with a minimum of £1,000, towards the Council's fees. If the property does not sell, no costs will be charged to the Council.
- 7.2 There are no IT or staffing implications arising from this report.

8.0 LEGAL IMPLICATIONS

- 8.1 The disposal will require the preparation of appropriate legal documentation.
- 8.2 A sale by auction is considered to be the best way of demonstrating that the best price reasonably obtainable has been achieved, which satisfies s123 of the Local Government Act 1972.

9.0 EQUALITIES IMPLICATIONS

- 9.1 Has the potential impact of your proposal(s) been reviewed with regard to equality?

No because there is no relevance to equality.

10.0 CARBON REDUCTION IMPLICATIONS

- 10.1 There are no carbon reduction implications arising directly from this report.

11.0 PLANNING AND COMMUNITY SAFETY IMPLICATIONS

- 11.1 The site is designated as part of a Primarily Residential Area in the Council's Unitary Development Plan (UDP). Any future planning application would currently be subject to UDP Policy LA7 – Criteria for Development at the Urban Fringe, where the Local Planning Authority will pay special regard to visual impact, and Policy TR9 – Trees and

New Development will seek to protect the wooded character of the site. Residential development would also be assessed for compliance with UDP Policy HS4 – Criteria for New Housing Development.

12.0 RECOMMENDATION/S

12.1 That the asset be declared surplus and authority be given to its disposal by auction on the terms described.

13.0 REASON/S FOR RECOMMENDATION/S

13.1 To make the best use of the council's property assets by declaring the property surplus and to seek authority to a disposal by auction.

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APPENDICES

Location plan

REFERENCE MATERIAL

No reference material has been used in the preparation of this report.

SUBJECT HISTORY (last 3 years)