

**DELGATED DECISION**

<b>REPORT TITLE</b>	<b>SITE OF 550-558 NEW CHESTER ROAD AND 1B AND 1C KING STREET, ROCK FERRY - SALE BY AUCTION</b>
<b>REPORT OF</b>	<b>CORPORATE DIRECTOR OF DELIVERY SERVICES / ASSISTANT CHIEF EXECUTIVE</b>

**REPORT SUMMARY**

This report seeks approval to the disposal of the site of 550-558, New Chester Road and 1B and 1C King Street, Rock Ferry.

This decision supports the Wirral Plan and its delivery by generating capital receipts by the disposal of Wirral Council's surplus assets.  
This matter affects the Rock Ferry ward.

The decision is not a key decision.

**RECOMMENDATION**

That the site of 550-558 New Chester Road and 1B and 1C King Street be declared surplus to requirements and authority be given to the Corporate Director of Delivery Services / Assistant Chief Executive to progress its disposal by auction.

## **SUPPORTING INFORMATION**

### **1.0 REASON FOR RECOMMENDATION**

- 1.1 To make the best use of the Council's property assets by declaring the property surplus to requirements and to seek authority to a disposal by auction.

### **2.0 OTHER OPTIONS CONSIDERED**

- 2.1 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.

### **3.1 BACKGROUND INFORMATION**

- 3.1 The site of 550-558, New Chester Road and 1B and 1C King Street, as shown edged red on the attached plan comprises 495sqm.
- 3.2 The properties comprising 550-558 New Chester Road and 1B and 1C King Street were acquired as part of an Inner Area Regeneration Programme in the 1990s and the properties were subsequently demolished and the site laid out as amenity open space.
- 3.3 The site has been identified as part of a larger list of sites that have potential to generate capital receipts. At its meeting in February 2018, the Assets and Capital Group resolved to pursue the disposal of the property.
- 3.4 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.
- 3.5 There are two lamp posts located on the site which will need to be relocated.
- 3.6 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 1972. Agreement to disposal on the terms now proposed would be subject to the outcome of the public advertisement period.

### **4.0 FINANCIAL IMPLICATIONS**

- 4.1 Should the property sell at auction, it will generate a receipt and will also remove any potential liability such as clearing the sites 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.
- 4.2 A sale of the site will divest the Council of the liability of maintaining the site.
- 4.3 There will be costs associated with the relocation of the two lamp posts which are currently positioned on the site.

## **5.0 LEGAL IMPLICATIONS**

- 5.1 The disposal will require the preparation of appropriate legal documentation.
- 5.2 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.
- 5.3 The proposed sale will be advertised in accordance with the Local Government Act 1972.

## **6.0 RESOURCE IMPLICATIONS: ICT, STAFFING AND ASSETS**

- 6.1 There are no IT implications or staffing implications arising from this report.

## **7.0 RELEVANT RISKS**

- 7.1 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.

## **8.0 ENGAGEMENT/CONSULTATION**

- 8.1 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.

## **9.0 EQUALITY IMPLICATIONS**

- 9.1 Has the potential impact of your proposal been reviewed with regard to equality?
- 9.2 No because there is no relevance to equality.

## **10.0 PLANNING AND COMMUNITY SAFETY IMPLICATIONS**

- 10.1 Should the property sell at auction, the purchaser will need to secure any appropriate planning consent.
- 10.2 The site is designated as part of a Primarily Residential Area in the Unitary Development Plan, where new housing development can be permitted subject to compliance with UDP Policy HS4 'New Housing Development'. Planning applications would also be assessed against the design and amenity criteria set out in the Development Management Policies in the Proposed Submission Draft Core Strategy, which have been approved by the Council as a material consideration for future planning decisions. In terms of potential hazards, the site falls within the Liverpool airport safeguarding blue zone.

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**APPENDICES**

Site Plan

**REFERENCE MATERIAL**

**SUBJECT HISTORY (last 3 years)**

<b>Council Meeting</b>	<b>Date</b>