

## Talke Road, Alsager

### **Option 6: Direct disposal to the Market for an alternative use (industrial / commercial) or a disposal subject to restrictions / covenants.**

#### **Advantages:**

1. LPS21 does include 3000 sqm of office space.
2. There is a need for commercial property in the Borough.
3. Brownfield development will progress at developers' risk (subject to the agreed terms). Remediation will be dealt with as part of the development. Threshold required for remediation should be lower than that of a residential development.

#### **Disadvantages:**

1. With a restricted sale there is a risk that any offer would be less than market value and may be a less than best price transaction.
2. Mobilisation cost would not be shared over site, reducing the potential Capital Receipt; remediation of the wider site would not be dealt with in a holistic way.
3. There is no control over the end use for the site, save through the planning process.
4. The market for Offices is constrained at present and commercial uses adjacent to housing may be problematic. There would be potential issues with site layout and access to the Councils retained land.
5. A comprehensive and cohesive development in a plan-led way would not be delivered.

#### **Financial return:**

A capital receipt will be received, although this may be a less than best transaction.

#### **Financial costs short term**

- Management costs will no longer be the responsibility of the Council following the sale of the land.

#### **Financial Costs longer term**

- No future management costs will be required in the long term.

#### **Considered as a Disposal of Public Open Space under legislation:**

Yes