

CHESHIRE EAST COUNCIL

REPORT TO PORTFOLIO HOLDER – FINANCE

Report of: Property Services Manager

Subject/Title: Sale of Land at 70 Birtles Road, Macclesfield

Date of Meeting: 2nd March 2015

Portfolio Holder: Councillor Peter Raynes

1.0 Report Summary

- 1.1 This paper relates to the Council owned property and land known as 70 Birtles Road, Macclesfield – see plan attached.
- 1.2 The site is held by the Councils Asset Management Department and is surplus to the requirements of Cheshire East Borough Council.
- 1.3 The site was actively marketed, seeking unconditional bids, for a period of over 6 months.

2.0 Recommendation

- 2.1 To accept the unconditional offer from Bartholomew Homes, instruct Legal Services and proceed to legal completion on terms and conditions as agreed by the Assets Manager and Head of Legal Services and Monitoring Officer.

3.0 Reasons for Recommendation

- 3.1 Bartholomew Homes have, following the marketing of the property, submitted the highest fully funded unconditional offer for the site and undertaken considerable due diligence having raised detailed queries in respect of the information provided in the Sale Pack. They have provided a plan of their proposed scheme of 21 residential dwellings and copies of their financial appraisals to support their offer.
- 3.2 The property is situated within a predominantly residential area and pre marketing it was considered residential development would achieve best value in line with current planning requirements. The site is included in the 2012 SHLAA (site 456). The proposed disposal is unconditional and it will be a matter for the buyer to ensure that it secures planning permission for its proposed future use.

4.0 Wards Affected

- 4.1 Upton and Broken Cross

5.0 Local Ward Members

- 5.1 Cllr Louise Brown
Cllr Martin Hardy

6.0 Financial Implications

- 6.1 The Council will achieve a capital receipt from the sale of Birtles Road.

7.0 Legal Implications

- 7.1 Section 123 of the Local Government Act 1972 provides that a local authority may dispose of land in any manner they see fit subject to it obtaining the best price reasonably obtainable for the transaction. In this case the Council has marketed the property and the Council's Property Services Manager can certify that the sale price represents best consideration.

8.0 Risk Management

- 8.1 There are no risk management issues associated with the proposed disposal.

9.0 Background and Options

- 9.1 The site extends to approximately 1.3 acres (0.524 ha) and is situated in a residential area.
- 9.2 The site is located in the Upton and Broken Cross Ward of Macclesfield, accessed off Birtles Road.
- 9.3 The site consists of a two storey farm house and associated buildings including a shippon (cow barn) and outhouse.
- 9.4 The existing farm house is designated as a locally listed building and was the subject of a fire. A subsequent Prior Notification under Part 31 of the General Development Order application for the demolition of the building was determined in 2009.
- 9.5 The site has been marketed numerous times in the past but failed to proceed to legal completion.

- 9.6 The site was marketed for a period of over 6 months and therefore had maximum market exposure through local / regional agents. Remarketing the site would not generate any further interest and would only delay a sale of the site further.

10.0 **Options**

- 10.1 To retain the property and continue to incur holding costs and remain liable for a vacant building.

11.0 **Access to Information**

The background papers relating to this report can be inspected by contacting the report writer:

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