

DECISION NOTICE

Notice is given that the following decision has been taken under the Provisions set out in the Council's Constitution

Decision maker: Portfolio Holder for Finance

Date: 8 December 2014

Decision in the matter of: Minshull New Road, Crewe - Disposal of Land

- Decision:**
1. That the freehold interest in the land and buildings edged in red on the plan attached to the report, known as land to the west of Minshull Road, Crewe, and the Girl Guide Headquarters site, Pym's Lane, Crewe, be sold to Bentley Motors Ltd upon the terms outlined within this report.
 2. That the Director of Economic Growth and Prosperity, and the Head of Legal Services, declare the land surplus to requirements and be given delegated authority to finalise the details of the sale in accordance with the terms and conditions outlined in this report, including completion of the public open spaces procedure and to sign off the decision to complete that process.

Background: The proposed sale will enable Bentley Motors Ltd to affect their continuous expansion plans within Crewe and support their sustainability within Crewe as a major employer and investor in the local economy. It will generate a significant capital receipt and is consistent with the Council's policies on asset rationalisation and disposal to reduce ongoing revenue costs and carbon tax liability.

The sites have not been offered on the open market and in order to satisfy itself that the requirement to obtain best consideration has been satisfied the Council has obtained external professional valuation advice.

The land and buildings concerned consists of part public open space, part unallocated housing designation, and a leased out area to the Girl Guides Association. The lease to the Guides makes provision for their building to be relocated within a short distance and Bentley Motors Ltd has confirmed it will make the necessary re-provision for the Guides at its own expense as part of the acquisition process.

Background Documents: The background papers relating to this report can be inspected by contacting the report author.

Approved:

Signed
Councillor Peter Raynes (Cabinet Member for Finance)

Date: 8 December 2014

Advising Officer:

Signed
Joanne Jones (Property Services Manager)

DECISION NOTICE

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Decision maker: Portfolio Holder for Finance

Date: 8 December 2014

Decision in the matter of: Batherton Farms Estate - Lease of Land

Decision: That Stapeley Broad Lane C of E Primary School be granted a long lease on the terms mirroring the length of term for the existing lease for the school site and restricting the use of the land to car park and additional play area (subject to planning consent) for a lease premium of £25,000 and subject to an annual peppercorn rent.

Background: The lease of land concerns the terms for the use of 1.92 acres of land, shown shaded red on the plan attached to the report, by Stapeley Broad Lane Primary School, an academy with a 125 year lease on property from the Council.

The proposal for the creation of an off road car park has been developed by the School, in conjunction with the diocese, in response to concerns about the safety of pupils, staff and visitors particularly at drop off and picking up time when the road becomes severely congested.

In 2010 the Cabinet Member for Procurement, Assets and Shared Services authorised that land forming part of the Batherton Farms Estate (Holding 8) comprising up to 1.92 acres, be declared surplus to the requirements of the Council, only however to facilitate a sale for the purposes of the School; since then it has continued to be farmed within an agricultural tenancy.

The proposal seeks approval for the grant of a long lease for a premium of £25,000; the unrestricted value is approximately £34,000. The farms estate revenue budget will sustain a loss of approx £228 pa.

Background Documents:

The background papers relating to this report can be inspected by contacting the report author.

Approved:

Signed
Councillor Peter Raynes (Cabinet Member for Finance)

Date:

8 December 2014

Advising Officer:

Signed
David Job (County Land Agent)