

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 Regeneration

Date: 14 February 2017

Decision in the matter of: Sale of Land in St Anne's Lane, Nantwich

Decision: That approval be given for the Council to enter into an agreement to sell the land indicated edged red on the Plan attached to the Report to the preferred purchaser on terms to be agreed by the Executive Director, Place in consultation with the Director of Legal Services and the Chief Operating Officer.

It be noted that if officers conclude that any land within the property is deemed to be open space, they will advertise the intention to dispose of that land and any objections received will be presented to the Portfolio Holder for Regeneration for him to consider.

Background: The former Nantwich town gasworks site ceased operations during the 1980s and was acquired by Crewe & Nantwich Borough Council in two parcels in 1982 and 1989. The site, which is edged red on the plan attached to the report is located a short distance from Nantwich town centre. It extends to around 0.7 hectares (1.73 acres) and is bounded to the west by a new residential development, to the north by the Welsh Row Conservation Area and to the south and east by the River Weaver. The site is currently vacant; the northern half is used as an informal, unsurfaced, free car park and the south is overgrown scrubland.

In 2013 Cheshire East Council instructed its development company, Engine of the North, to prepare the site for disposal. Colliers International were engaged to market the property and secure a purchaser. Following an initial round of bids there was a call for final and best offers; five were received, one of which was subsequently withdrawn. Three proposals were for residential or nursing home use and two of these included a restaurant. The other was for a mixed use scheme comprising a hotel, restaurants, retail units and residential apartments.

Each bid has been assessed and it is recommended the site is disposed of to facilitate the mixed use scheme. Although this proposal does not represent the best financial offer for the site, the social, economic and environment benefits that flow from it are an important consideration that justify acceptance of an offer at less than best consideration. The mixed use scheme will have increased regenerative and economic benefits and maximises the opportunity to maintain an income stream though rating and council tax.

Background Documents:

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

Approved:

Signed
Councillor Don Stockton (Portfolio Holder for Regeneration)

Counter Signed by
Councillor Peter Groves (Portfolio Holder for Finance and Assets)

Date: 14 February 2017

Advising Officer:

Signed
Geoffrey Dyson (Development Surveyor)