

FALKIRK COUNCIL

Subject: DISPOSAL OF LAND AT 2 STEVENSON AVENUE, POLMONT
Meeting: EXECUTIVE
Date: 29 SEPTEMBER 2015
Author: DIRECTOR OF DEVELOPMENT SERVICES

1. INTRODUCTION

- 1.1 The purpose of this report is to seek approval for the disposal of land held in Development Services account at the above location

2. BACKGROUND

- 2.1 The Council has been approached by VMH Solicitors acting for the owner of the house at 2 Stevenson Avenue seeking to resolve a title deed issue identified by Registers of Scotland.
- 2.2 The land in question form part of a completed housing development of 3 houses constructed by GRS Homes adjacent to Meadowbank Library.
- 2.3 During the process of registering ownership with Registers of Scotland it has been brought to the Councils attention that part of the plot upon which the house and garage is built is in Council ownership.
- 2.4 The area owned by the Council extends to 55.04sq.m. and is shown hatched on the attached plan with the remainder of the plot owned by VMH's client.

3. PROPOSAL

- 3.1 To resolve this issue it is proposed to dispose of the hatched area to allow the owner of the property to obtain an appropriate Land Certificate from Registers of Scotland for the whole of their property.
- 3.2 The sale of part of a residential plot of this nature will generate a small capital receipt for the General Service fund.
- 3.3 Local Members have advised that they have no issues with regard to these proposals and the property has appropriate planning consent.

4. RECOMMENDATION

It is recommended that Members:

- 4.1 Agree to declare the site extending to 55.04 sq.m at 2 Stevenson Avenue, Polmont surplus to requirements; and**
- 4.2 Authorise the Director of Development Services to undertake a negotiated disposal of the site as outlined above.**

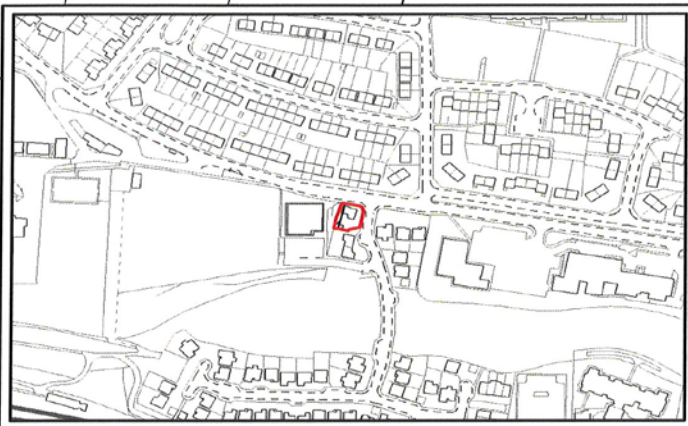
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Director of Development Services

16th September, 2015

Contact Officer: Wraight Shepherd Ext: 4617



BACKGROUND PAPERS

Nil



Location Plan

Scale: 1:5,000

 Sale Ground: 55.04 sqm
 Overall House Plot

SALMON INN ROAD

Library

2a

2

1

STEVENSON AVENUE

0 5 10 20 Meters



Falkirk Council

Development Services

Abbotsford House, Davids Loan, Bainsford, Falkirk, FK2 7YZ

Telephone: 01324 504950 Fax: 01324 504709

Scale: 1:300

Date: 18.5.2015



Subject

Land at 2 Stevenson Avenue, Polmont

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