



Agenda Item 7

**Asset Surplus to Requirements
Land adjacent to the Department of
Works and Pensions, Callendar Gate,
Callendar Business Park, Falkirk**

Falkirk Council

Title: **Asset Surplus to Requirements**
Land adjacent to the Department of Works and Pensions,
Callendar Gate, Callendar Business Park, Falkirk.

Meeting: **Executive**

Date: **10 March 2020**

Submitted By: **Director of Development Services**

1. Purpose of Report

- 1.1. The purpose of this report is to seek approval to sell land adjacent to the Department of Works and Pensions (DWP) premises, Callendar Gate, Callendar Business Park, Falkirk,

2. Recommendation(s)

2.1. It is recommended that the Executive:-

- i. agrees to declare the area of land at Callendar Gate surplus to operational requirements and;**
- ii. authorises the Director of Development Services to dispose of the property by negotiation.**

3. Background

- 3.1 This report concerns an area of ground owned by Falkirk Council at Callendar Gate where there has been encroachment by the owners of the adjacent property. The grounds are situated immediately to the rear of the modern 3 storey office building owned by Trillium (Prime) Property GP Ltd (Trillium) and occupied by the DWP/Child Support Agency.
- 3.2 Trillium has unintentionally encroached on land on the north edge of the office building where a sub-station/plant room has been built on a small area of the Council's ground. Another very small area of the Council's land has been used to form a tarmac footpath along the perimeter of the building.
- 3.3 Trillium is seeking to acquire a larger area of land at the rear of the building which includes the encroachment area. The purchase of the land will give a clear title to the encroached area and will regularise their rear boundary which is currently an awkward shape.
- 3.4 The attached plan, Appendix 1, shows the extent of the area of ground intended to be sold by Falkirk Council outlined in red. The site area extends to 1,057sq.m (0.261 Acres).

4 Considerations

- 4.1 The area of encroachment is amenity land with no future occupational use for the Council and there is no operational need for the Council to retain this property.
- 4.2 The sale of the property will result in a capital receipt for Falkirk Council. A price of £25,000 has been assessed by the District Valuer taking into account the special significance of the land to the proposed purchaser.
- 4.3 The site and adjacent land to the north and north-west is identified as greenbelt within the current Local Development Plan and is covered by Policy PE15. The area is also covered by Policy PE19 as a local nature reserve and a special protection area. Trillium will need to seek planning consent for a change of use.

5 Consultation

- 5.1 The relevant local members have been consulted and no objections were received.

6 Implications

Financial

- 6.1 If progressed to conclusion, the sale of this asset will generate a capital receipt of £25,000 for the General Services Account.

Resources

- 6.2 None.

Legal

- 6.3 The disposal will be subject to conclusion of all necessary legal agreements including appropriate title burdens restricting change of use except to that required for the initial sale.

Risk

- 6.4 None apparent if proceeding to sell.

Equalities

- 6.5 N/A.

Sustainability/Environmental Impact

- 6.6 This sale will produce no additional environmental or sustainability impacts.

Policy

- 6.7 This proposal accords with the objectives of the Council's Strategic Property Review as part of the Council of the Future initiative in that the capital receipt will be reinvested in other Council assets.

7. Conclusions

- 7.1 The land detailed above is considered to be surplus to the operational requirements of General Services account and it is proposed to sell the land to Trillium (Prime) Property GP Ltd for a value obtained from the District Valuer based on current market conditions.

Director of Development Services

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Date: 25 February 2020

Appendices

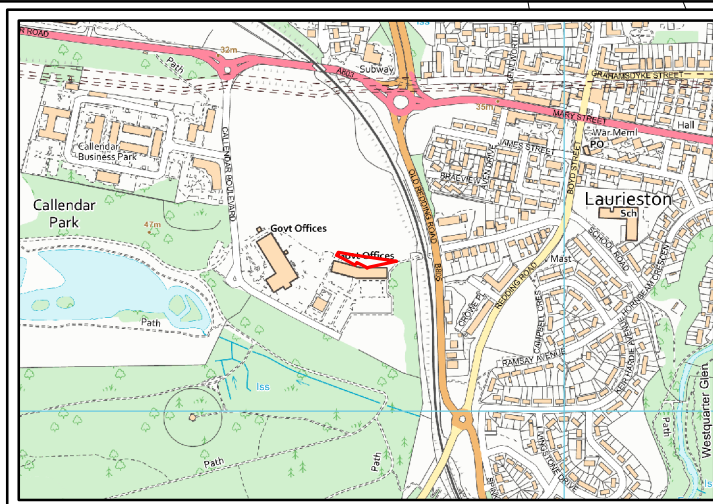
Appendix 1: A plan showing the location of the land to be sold.

List of Background Papers:

The following papers were relied on in the preparation of this report in terms of the Local Government (Scotland) Act 1973:

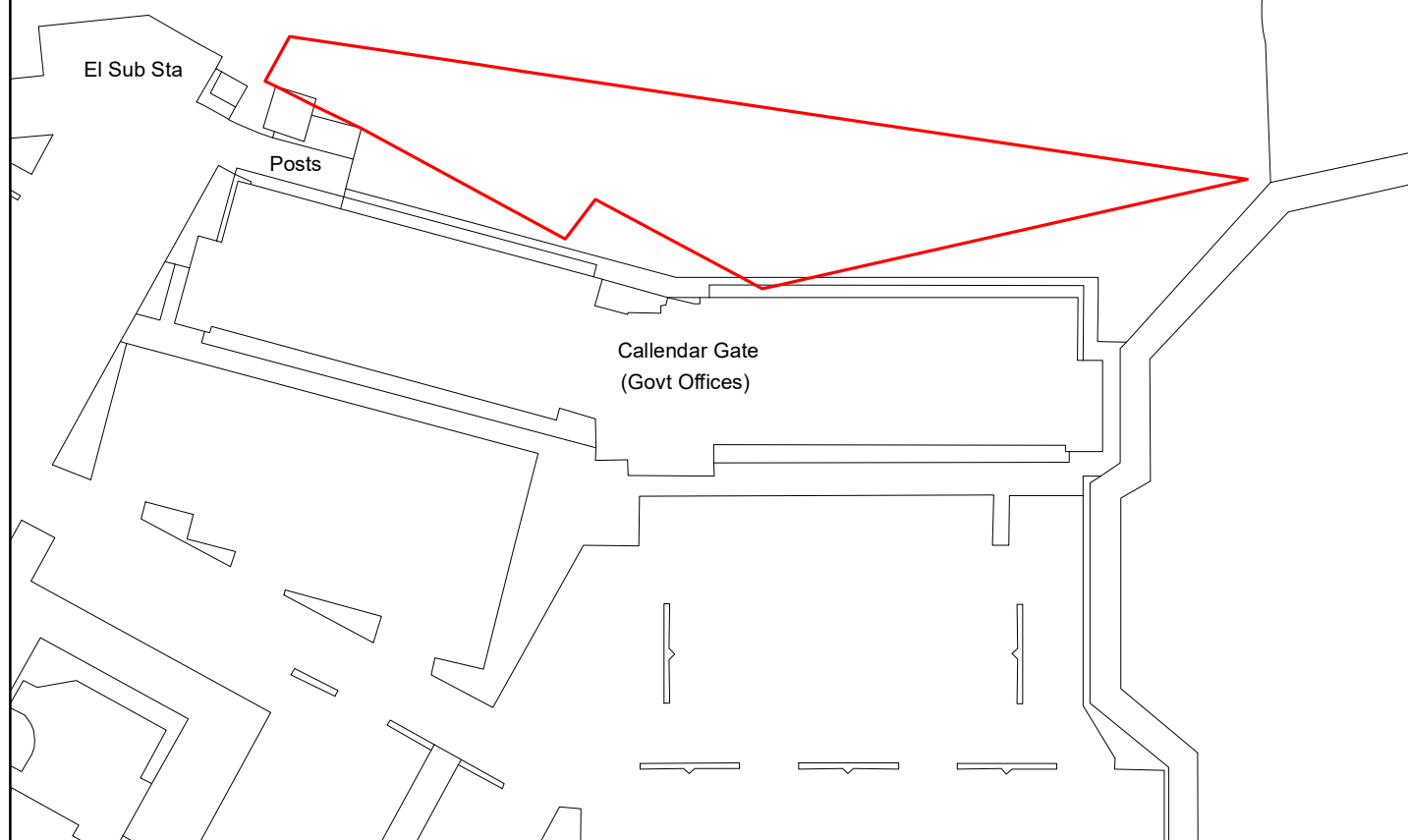
None

Callendar Park



Location Plan

Scale: 1:12,500



0 15 30 60 Meters

1057 sqm (0.26 acre)

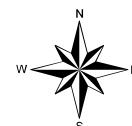


Falkirk Council

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Scale: 1:750

Date: 30.1.2020



Subject

Land at Callendar Gate, Callendar Park

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