

FALKIRK COUNCIL

Subject: CENTRAL DEMOLITION, LAND AT HIGH BONNYBRIDGE
Meeting: EXECUTIVE
Date: 17 MARCH 2015
Author: DIRECTOR OF DEVELOPMENT SERVICES

1. INTRODUCTION

The purpose of this report is to seek approval to conclude a transaction with Central Demolition Ltd at High Bonnybridge on amended terms and conditions to those previously approved by the Executive on 18 June 2013.

2.0 BACKGROUND

- 2.1 The Executive previously approved conclusion of a transaction with Central Demolition Ltd on the basis of disposal of the land indicated on the attached plan for the purposes of extending Central Demolition's adjoining industrial yard in order to assist in facilitating their business expansion proposals. Part of the site to be sold comprises a disused football pitch.
- 2.1 The District Valuer previously valued the land at £350,000. In return for disposal of the land to Central Demolition, the Executive previously agreed to a proposal that in return for the land, Central Demolition would, at their cost, upgrade the nearby football pitch and pavilion at Loch Park at an agreed cost of £204,000, in part payment.
- 2.2 The balancing sum due to be paid to the Council, less any abnormal development costs, was therefore £350,000 minus £204,000 i.e. £146,000.

3 NEGOTIATIONS

- 3.1 Following agreement in principle to progress the transaction on this basis, Central Demolition subsequently applied for the necessary planning consent.
- 3.2 The Planning Committee on 27th March 2014 agreed that it was minded to grant the application subject to a number of conditions.
- 3.3 As a result of Historic Scotland requirements to maintain a 20m buffer zone associated with the line of the Antonine Wall the developable area of the site has been significantly reduced.

- 3.4 The District Valuer has accordingly revalued the site to be disposed of reflecting this development constraint which was not known about at the time of the original valuation and was carried out prior to a planning application being made. The revised valuation is £280,000. Updated costs have also been established for the upgrading works to prepare the football pitch at Loch Park of £232,000. As a result this results in a revised capital receipt for the Council of £48,000.

4.0 CONCLUSION

- 4.1 The transaction involving the acquisition of the site at High Bonnybridge by Central Demolition in exchange for upgrade of the football pitch and pavilion at Loch Park offers benefits to both the company and the Council.
- 4.2 The valuation of the land to be disposed of by the Council has reduced from £350,000 to £280,000 as a result of the significant reduction in developable area arising from Historic Scotland's requirements to impose a buffer zone protecting the line of the Antonine Wall as a condition of planning permission.
- 4.3 The agreed costs to Central Demolition of carrying out the specified upgrading works at Loch Park have increased over time from £204,000 to £232,000 since the matter was previously considered by the Executive in June 2013, resulting in a net capital receipt of £48,000.
- 4.4 Subject to approval and early conclusion of the transaction, it is anticipated that the upgraded Loch Park pitch and facilities will be available for use by local football teams during Spring 2016.

5.0 RECOMMENDATION

- 5.1 **Members are asked to authorise the Director of Development Services to arrange for conclusion of the transaction on the basis of the amended purchase price of £280,000 as detailed in paragraphs 3 and 4 above.**

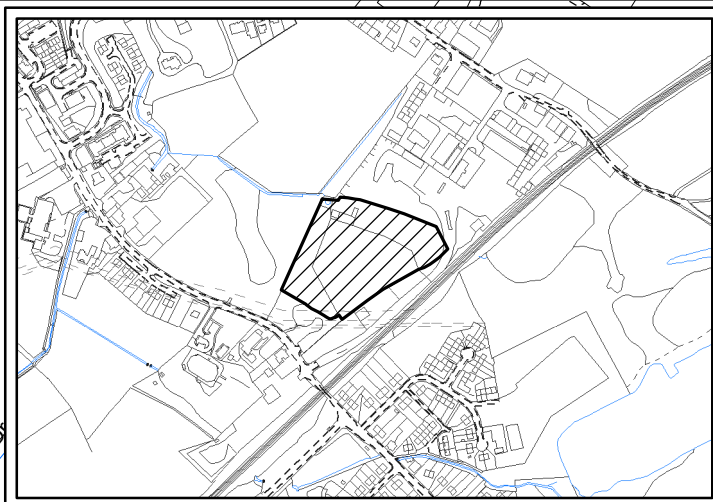
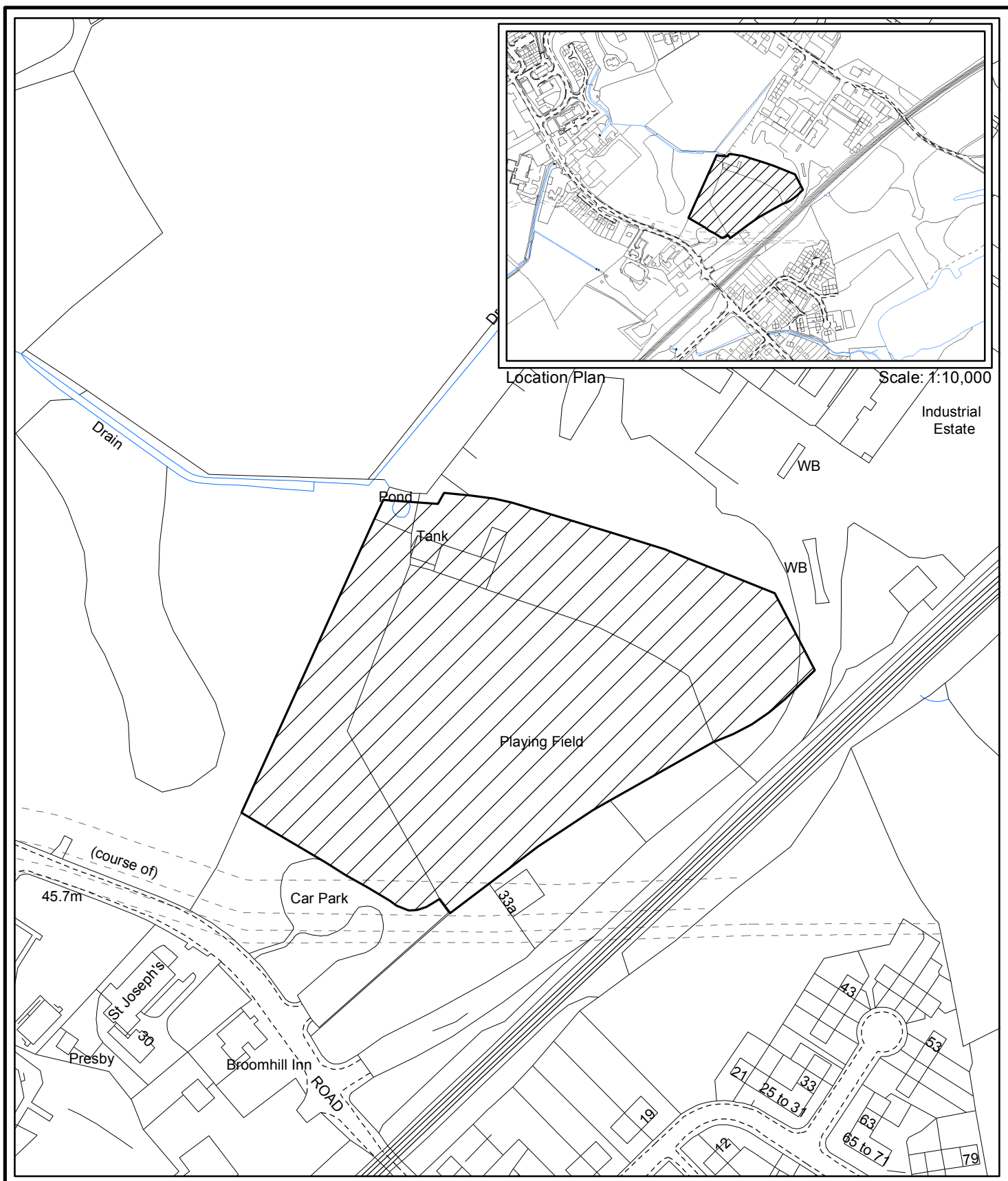
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Director of Development Services

Date 25 February 2015

Contact Officer: Alan Urquhart Ext: 4798

BACKGROUND PAPERS

Nil



Scale: 1:10,000

0 25 50 100 Meters

21385.70 sqm (5.285 ac) or thereby

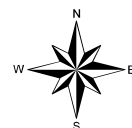


Falkirk Council

Development Services
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Telephone: 01324 590900 Fax: 01324 590913

Scale: 1:2,000

Date: 25.02.15



Subject Site proposed for disposal to Central
Demolition, Broomhill Rd, High Bonnybridge

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