



Agenda Item 11

**Land Exchange at Meeks Road, Falkirk
and Earls Road, Grangemouth**

Title: Land exchange at Meeks Road, Falkirk and Earls Road, Grangemouth
Meeting: Executive
Date: 19 February 2019
Submitted By: Director of Development Services

1. Purpose of Report

- 1.1 To seek approval to exchange areas of land at Meeks Road, Falkirk and Earls Road, Grangemouth with Network Rail.

2. Recommendation(s)

2.1 It is recommended that Executive agrees:

1. to declare 434.59sqm of land at Grahamston Station, Meeks Road, Falkirk surplus to requirements and agree to its disposal to Network Rail
2. to an acquisition by the Council of 3,370.2sqm of land at Earls Road Depot, Grangemouth
3. that the Director of Development Services shall be authorised to conclude the transaction by way of a land exchange with Network Rail

3. Background

- 3.1 Falkirk Council has been approached by Network Rail to acquire land it presently leases from the Council at Grahamston Station, Meeks Road, Falkirk (see Plan 1) to facilitate the permanent installation of overhead masts as part of the Stirling-Dunblane-Alloa Electrification Project.
- 3.2 The land was previously open space and is not required for operational purposes. It has been leased to Network Rail since March 2017 for 3 years while a permanent solution was being discussed.
- 3.3 Falkirk Council currently lease ground at Earls Road Depot, Grangemouth from Network Rail on an annual basis (see Plan 2) which is required and currently used as part of the operational depot located there.
- 3.4 It has been proposed that it would be beneficial to both parties' operations to formally conclude an exchange of the ownership of these areas of land.

4. Proposal

- 4.1 To dispose of the land extending to 434.59sqm which forms open space between the Grahamston Station and Meeks Road car park currently leased to Network Rail. There is no operational requirement for Development Services to retain this land but there is for Network Rail.
- 4.2 To acquire 3,370.2sqm of leased in land at Earls Road depot thereby giving the Council complete ownership of the site and securing the future of its operational depot and the building constructed on it.

5 Considerations

- 5.2 The Council's Corporate Asset Management Strategy and Property Asset Management Plan include objectives to secure efficiencies through asset realisation including disposal of land which is surplus to operational requirements and to reduce the reliance on leases in operational property.

6. Consultation

Local members and the Portfolio holder have been consulted on the proposed transaction. Roads and the Councils Transport Planning Unit has also been consulted. No objections have been received

7. Implications

Financial

- 7.1 The District Valuer (DV) was jointly instructed by Falkirk Council and Network Rail to value the respective sites. The DV has determined that both sites have a value of £100,000 and therefore this transaction should be concluded for no consideration to either party.

Legal

- 7.2 The proposals will be subject to the successful conclusion of all necessary legal agreements.

Resource

- 7.3 No additional resources are required

Risk

- 7.4 Loss of the opportunity to acquire the area leased by the Council at Earls Road Depot may lead to the Council being required to remove the building that currently partly occupies the site if Network Rail terminate the lease.

Equalities

7.5 None

Sustainability & Environmental Implications

7.6 None

8 Conclusion

- 8.1 This land exchange meets two objectives of the Council's Corporate Asset Management Strategy and Property Asset Management Plan to secure efficiencies through asset realisation including disposal of land which is surplus to operational requirements and to reduce the reliance on leases of operational property.
- 8.2 The acquisition of the site at Earl's Road Depot secures the property into Falkirk Council ownership.

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Director of Development Services

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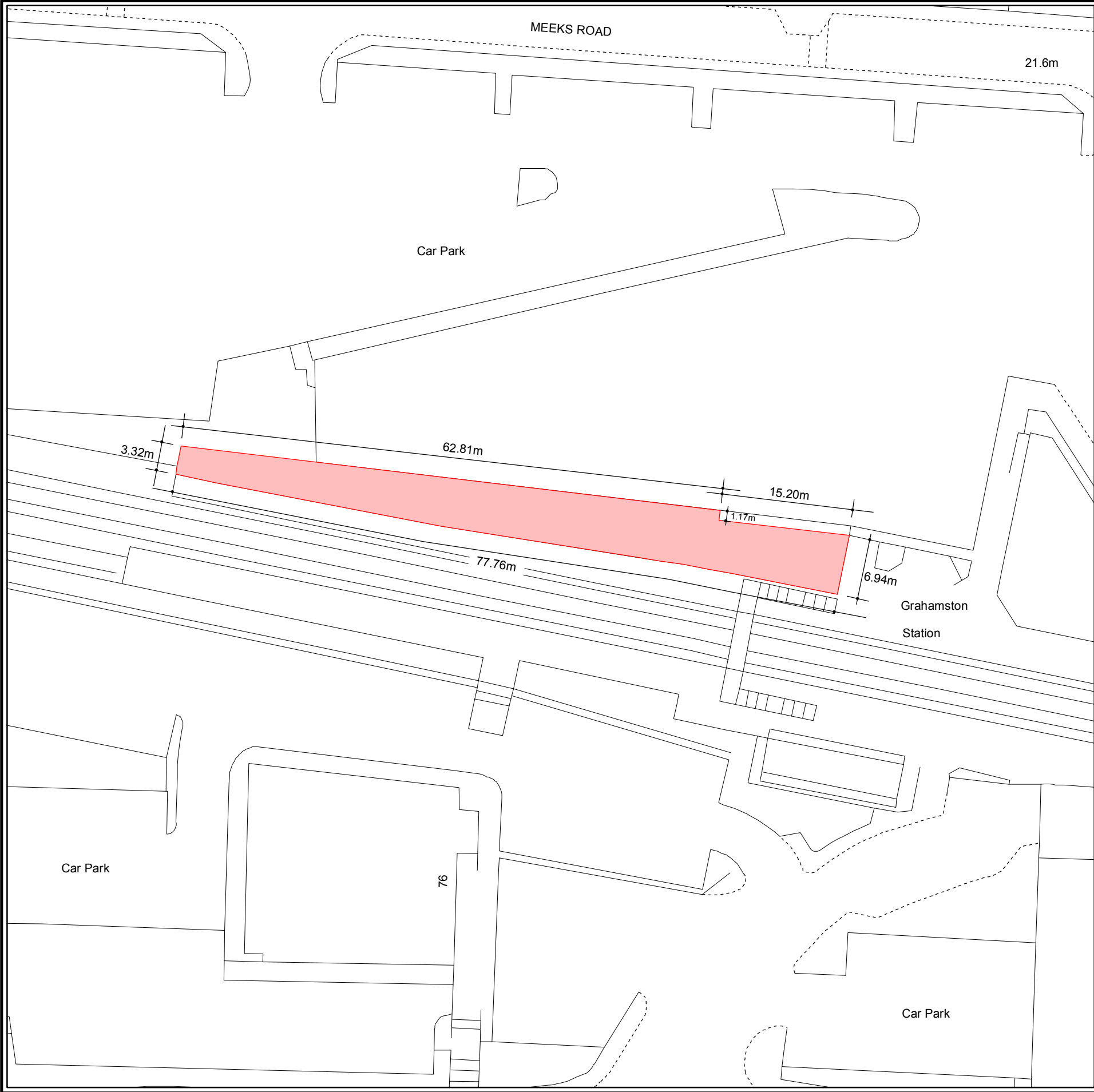
Date: 5 February 2019

Appendices

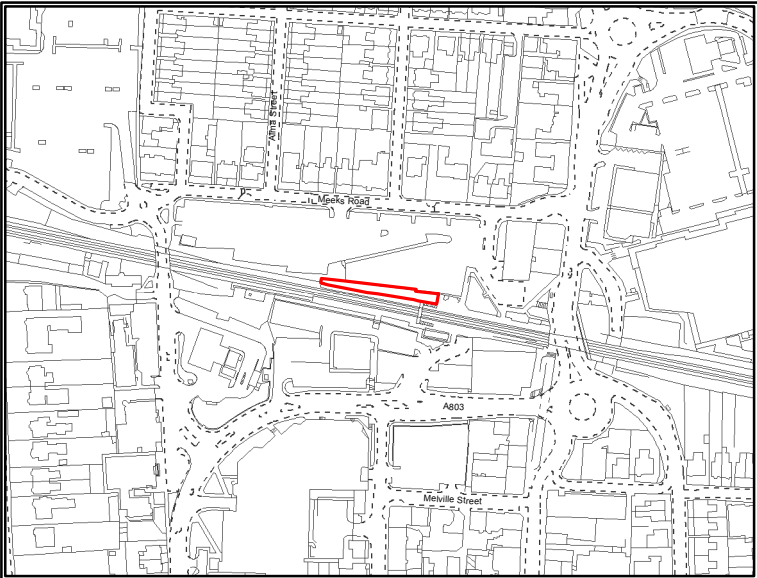
- **Appendix 1 – Meeks Road Site Plan**
Appendix 2 – Earls Road Site Plan

List of Background Papers:

Nil



Falkirk Council



LOCATION PLAN scale: 1:5,000

Subject:
Plan 1 - Land at Grahamston Station, Falkirk

Area:	434.59 sqm	or thereby.
Scale:	Plan No:	Date:
1:500	2864	16.10.2018



Development Services
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PLAN 1



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O.S.Ref
NS8880

scale: 1:2.500

Land at Earls Road Depot,
Station Road, Grangemouth

Date:
27.2.2017

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