

The background of the slide features a large, faint, light blue watermark of the City of Edinburgh coat of arms. The crest includes a crown with four fleurs-de-lis, a shield divided into four quarters (top-left: saltire, top-right: stag's head, bottom-left: ship, bottom-right: eagle), and a motto scroll at the bottom.

Agenda Item 13

Land Surplus to Requirements – Polmonthill Cottage

Falkirk Council

Title: Land Surplus to Requirements – Polmonthill Cottage
Meeting: Executive
Date: 27 August 2019
Submitted By: Director of Development Services

1. Purpose of Report

- 1.1. The purpose of this report is to seek approval to sell an area of ground located adjacent to Polmonthill Cottage, Polmont, currently leased to the cottage owners.

2. Recommendation(s)

- 2.1. It is recommended that the Executive agrees to:-

- (a) declare the area of ground at Polmonthill Cottage, Polmont surplus to requirements, and**
- (b) authorise the Director of Development Services to conclude the transaction for the disposal of the property to the current tenant at a cost of £15,000.**

3. Background

- 3.1. The applicant wishes to purchase an area of ground which is leased from the Council on a short term basis and extends to 769 sq.m (see attached plan – Appendix 1). The tenants are the owners of the neighbouring house, Polmonthill Cottage.
- 3.2. The applicant has developed the area of ground upon which they have built a substantial pigeon loft and stables. They now seek to secure their investment by acquiring the site.

4. Considerations

- 4.1. It is proposed to sell the site by negotiated agreement. This involved the site being valued by the District Valuer and the price of £15,000 has been agreed with the applicants, in principle.
- 4.2. The loss of land is not significant and gives a useful net receipt for Falkirk Council.
- 4.3. The adjacent field is let on a separate grazing lease to the applicants. There is no intention to sell this field.

- 4.4. The necessary approvals for the construction of the two structures on the site had not originally been sought by the applicant from Falkirk Council. However, a Certificate of Lawful Use for the pigeon loft and stables have now been obtained from the Council's planning service.

5. Consultation

- 5.1. The relevant local members were consulted on the 11th June 2019 and no concerns were raised.

Implications

Financial

- 6.1 If progressed to conclusion, the sale of this asset will generate a receipt of £15,000 for the General Services Account and as a result there will be a loss of rental income to the Council of £350 per year.

Resources

- 6.2 None.

Legal

- 6.3 The disposal will be subject to conclusion of all necessary legal agreements. There will be a "claw-back" provision in the sale documentation that if within twenty years residential planning permission were gained for the property then Falkirk Council would receive 30% of any uplift in value.

Risk

- 6.4 None

Equalities

- 6.5 Not applicable.

Sustainability/Environmental Impact

- 6.6 None.

7 Conclusions

- 7.1 It is recommended that the applicant be sold the land on the terms detailed in this report.

Director of Development Services

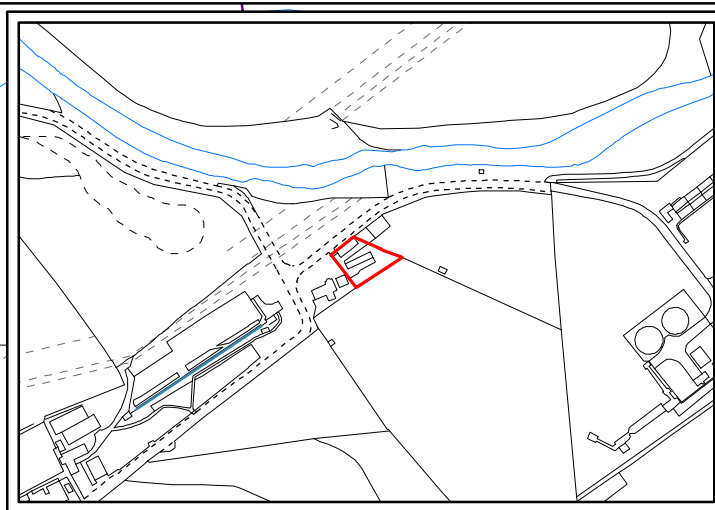
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Date: 12 August 2019

Appendices

Appendix 1 - Map showing location of land proposed 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:




Location Plan

Scale: 1:5,000



0 10 20 40 Meters

 768.9 sqm (0.19 acre)

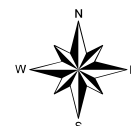


Falkirk Council

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Scale: 1:500

Date: 10.6.2019



Subject

Land at Polmonthill, Polmont

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