

The background of the slide features a large, faint, light blue watermark of the City of Edinburgh Council crest. The crest is a shield divided into four quarters. The top-left quarter shows a castle tower, the top-right shows a stag's head, the bottom-left shows a sailing ship, and the bottom-right shows a lion's head. Above the shield is a crown with four fleurs-de-lis. Below the shield is a ribbon with the motto 'A'NE FOR A'.

## **Agenda Item 12**

# **Land Surplus to Requirements – 64 Simpson Drive, Maddiston**

**Falkirk Council**

**Title:** Land Surplus to Requirements – 64 Simpson Drive,  
Maddiston  
**Meeting:** Executive  
**Date:** 15 June 2021  
**Submitted By:** Acting Director of Development Services

**1. Purpose of Report**

- 1.1. The purpose of this report is to seek approval for an area of land, adjacent to a house at 64 Simpson Drive, Maddiston, to be declared surplus to operational requirements for disposal.

**2. Recommendations**

- 2.1. It is recommended that the Executive agrees :

- (i) to declare 295.3 sq m land adjacent to 64 Simpson Drive surplus to requirements and,
- (ii) to authorise the Acting Director of Development Services to conclude the disposal by negotiated agreement.

**3. Background**

- 3.1. The Council's Corporate Asset Management Strategy includes objectives to secure operational efficiencies through asset realisation, including the disposal of property and land which is surplus to operational requirements.
- 3.2. A request has been received from the owner of 64 Simpson Drive to acquire an adjacent piece of land owned by the Council. There are no operational requirements to retain the property and its disposal will generate a capital receipt to support the Council's General Services Capital Programme.

**4. Considerations**

- 4.1. The land intended to be sold is an area of ground currently used by the owner mainly as a maintained garden and lawn. The sale also regularises the boundary on the northern side where it meets the householders ownership. In total, the area extends to 295.3 square metres – see Appendix. While owned by the Council it did not form part of a maintenance programme. The owner of 64 Simpson Drive approached the Council to purchase the land. The loss of land is not deemed significant and its disposal would contribute a net receipt for the Council.
- 4.2. It is proposed to sell the site by negotiated agreement which involves the site having been independently valued by the District Valuer. The District Valuer's

opinion, reflecting use, market knowledge and location, is that the sale price should be £5,000. This has been agreed, in principle, with the purchaser.

- 4.3. Whilst not owning the ground, the purchaser has already sought and gained planning permission for a “Change of Use of Open Space to Private Garden Ground” Application number P/20/0238/FUL. No objections to the proposal were recorded from neighbours or others.
- 4.4. As part of the sale, the use of the ground will be restricted to garden ground only. The cost of constructing and maintaining any boundary fences or walls around the property will be the responsibility of the purchaser.

## **5. Consultation**

- 5.1. The relevant local members have been consulted and no concerns were raised.

## **6. Implications**

### **Financial**

- 6.1 If progressed to conclusion, the sale of the assets will generate a small receipt for the General Services capital account.

### **Resources**

- 6.2 None.

### **Legal**

- 6.3 The disposal will be subject to conclusion of all necessary legal agreements including a condition on any future uplift in value from future disposal should meaningful valuable development happen here in the future beyond what is intended.

### **Risk**

- 6.4 There are no significant risks with these proposals.

### **Equalities**

- 6.5 Not applicable.

### **Sustainability/Environmental Impact**

- 6.6 Having liaised with the Climate Change team this proposal will not detrimentally affect the Council's climate obligations.

## **7 Conclusions**

- 7.1 It is proposed that the Council should proceed to dispose of a small parcel of land at 64 Simpson Drive, Maddiston. A small capital receipt will be received for a small area of ground which is of negligible use to the local community and otherwise would be a maintenance liability.

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Acting Director of Development Services

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Date: 01 June 2021

## **Appendices**

Appendix 1: Map showing location of land proposed to be sold.

### **List of Background Papers:**

No papers were relied on in the preparation of this report in terms of the Local Government (Scotland) Act 1973.



Site Area = 295.3 sqm or thereby

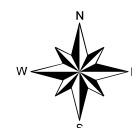


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Scale: 1:500

Date: 10.03.21



Subject

Ground at 64 Simpson Drive, Maddiston

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