

Committee: Cabinet

Agenda Item

Date: 12 January 2016

8

Title: Sale of land to the rear of 21 Churchfield,
Saffron Walden

Portfolio Holder: Cllr Howell

Key decision: **Yes**

Summary

1. This report advises Cabinet of a request to purchase an area of Council owned land to the rear of 21 Churchfield, Saffron Walden

Recommendations

2. That Cabinet approves the sale of the land to the rear of 21 Churchfield, Saffron Walden at a price of £3,000.
3. The sale will be subject to conditions preventing any development of the land.

Financial Implications

4. The land concerned is a council asset and the sale will raise a capital receipt.
5. The council must satisfy the requirements of Section 123 of the Local Government Act 1972 to derive the 'Best Consideration' for disposal of the land.

Background Papers

6. None.

Communication/Consultation	Owner of 21 Churchfield, Saffron Walden and neighbouring properties in Churchfield and Peal Road
Community Safety	N/A
Equalities	N/A
Health and Safety	N/A
Human Rights/Legal Implications	The land will be sold subject to conditions preventing any development of the land
Sustainability	N/A
Ward-specific impacts	Shire
Workforce/Workplace	N/A

Situation

1. The Council has received a request from the resident of 21 Churchfield, Saffron Walden to purchase a small parcel of land at the rear of their property. The Council owns no other land in the area.
2. Churchfield is located off of Cromwell Road within Saffron Walden.
3. The parcel of land is to the rear of the property and currently is rough land with significant poor quality tree growth that is uncut. In addition soil and a grass cuttings have been dumped on the area. If the land is sold to the owner of 21 Churchfield they intend to use it as garden land.
4. The area of the site, highlighted in red at Appendix One, is approximately 92m².
5. The land will be transferred subject to a restrictive covenant limiting the use of the site to garden use only.
6. The value of the land has been determined as between £4,100 and £6,000
7. Currently, the Council has to bear the cost of maintaining this piece of land, which is approximately £1,300 per annum.
8. In order to turn this piece of land into usable garden land the potential purchaser will have to incur quite significant costs in tree clearance and ground levelling. To reflect this they have offered to pay £3,000 for the land.
9. Clearly this is below the land value. However, when the annual cost of maintenance is factored in, along with the knowledge that this is an isolated piece of land that has no potential use and if not sold would remain with the Council in perpetuity the offer is a reasonable one.

Risk Analysis

1.

Risk	Likelihood	Impact	Mitigating actions

1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.

Appendix One

Land at Churchfield, Saffron Walden



Date: 04/01/2016

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