

AGENDA ITEM NO.

REPORT TO: Executive Board Sub-Committee

DATE: 7th September, 2006

REPORTING OFFICER: Strategic Director – Corporate and Policy

SUBJECT: Sale of Land at Avondale Drive, Widnes

WARDS: Broadheath

1.0 PURPOSE OF THE REPORT

To seek approval to the sale of land forming part of the site of the former Our Lady of Perpetual Succour R. C. Infants School, Avondale Drive, Widnes.

2.0 RECOMMENDATION: That

- (1) the report is noted, and,**
- (2) approval be given for the sale of the site of the former Our Lady of Perpetual Succour Infants School, Avondale Drive, Widnes to Beara Properties.**

3.0 SUPPORTING INFORMATION

- The land shown edged red on the attached plan is the site of the former Our Lady of Perpetual Succour R. C. Infants School which closed in July 2001 and was subsequently demolished.
- The Council owns the land shown hatched on the plan (0.11 hcts or thereabouts) with the remainder of the site being within the ownership of the Roman Catholic Archdiocese of Liverpool (0.46 hcts or thereabouts). The Council's land is landlocked and therefore it was proposed that the Diocese and the Council dispose of the entire site jointly.
- Discussions took place with the Diocese with regard to the proceeds of sale and it was provisionally agreed that the Council would receive 50% of the pro-rata net capital receipt for the entire site. The 50% reduction reflects the fact that the Council's site is landlocked with no retained rights of access.
- The site was advertised for sale on the open market. Prospective purchasers were also required to submit details of their proposed development.
- 14 bids were received ranging from £300,000 to £1,134,500. The bids, together with the development proposals were considered by

the Diocese representative and the Council's Land and Property Manager and Planning Officer.

- All the development proposals included apartments which would not be acceptable from a planning prospective. The four highest bidders were therefore invited to resubmit their bids and development proposals taking into account the Borough Council's planning advice.
- Two revised bids were received, £867,322 from Langtree Homes and £1m from Beara Properties.
- The proposal from Beara Properties provides a scheme of 20 dwellings comprising detached and semi-detached properties. They have taken into account the requirement to locate a substantial amount of the parking behind the building line. They have also incorporated relevant contributions for public open space and loss of green space.
- Acceptance of the bid will give the Borough Council a projected capital receipt of £96,500 and therefore this is recommended for acceptance.

4.0 POLICY IMPLICATIONS

- There will be resource implications in that there will be a capital receipt in the region of £96,500 on completion of the documentation.
- There will be legal implications in that documentation will be required for the disposal.

5.0 OTHER IMPLICATIONS

There are no other implications arising as a result of the proposed action.

6.0 RISK ANALYSIS

If the Council does not dispose of its site jointly with the Diocese, it will be left with responsibility for a plot of land to which it is unable to gain access.

7.0 EQUALITY AND DIVERSITY ISSUES

There are no equality and diversity implications arising as a result of the proposed action.

8.0 REASON(S) FOR DECISION

The site has been advertised for sale on the open market. The bid from Beara Properties is the highest bid and also proposes a scheme that is provisionally acceptable from a planning prospective.

9.0 ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

The alternative is a do nothing approach which will leave the Borough Council with a responsibility for a plot of land to which it has no formal right of access.

10.0 IMPLEMENTATION DATE

As soon as possible

11.0 LIST OF BACKGROUND PAPERS UNDER SECTION 100D OF THE LOCAL GOVERNMENT ACT 1972

There are no background papers under the meaning of the Act