APPENDIX I - List of Assets

Wiltshire Council

Cabinet

24th April 2018

SITE DETAILS

SITE 1.

Land adjacent King George V Playing Field, Melksham (aka skatepark)

UPRN - 20282S1 / 01102

Brief description / sale information:

This relates to the remainder of the skatepark adjacent to King George V Playing Field, which is subject to a Cabinet decision for transfer of the trusteeship to Melksham Town Council. The whole of the skatepark is not within the land held in trust and it would be prudent for the whole of the stakepark to be in single ownership. The transfer would be at nil consideration with terms of the transfer in line with the Service Devolution and Asset Transfer Policy. The is being considered an exception to the Policy approach, due to the pending transfer of the remainder after the trusteeship passes to Melksham Town Council.

Should Cabinet not agree to transfer the trusteeship this land will not transfer.

Self-build / Custom-build considerations:

The site is not suitable for a custom/self-build plot, given the size of the plot.

Location Plan - Site Extent Subject to Survey (Not to Scale)



SITE 2.

GRASS VERGES AND AREA OF LAND IN FRONT OF CHURCH FARM, SEDGEHILL

UPRN - 03011S0

Brief description / sale information:

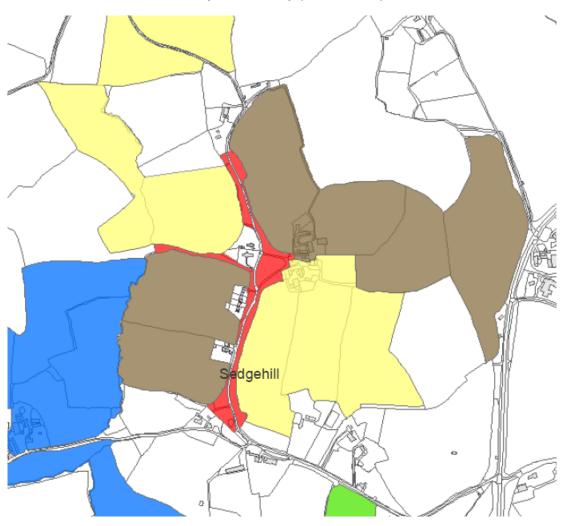
Wider farms estate at Sedgehill comprising approximately 300 acres was declared surplus via a CCAC decision dated 17th January 2017. There are also a number of grass verges, land use as a bridleway and an area of land adjacent to Church Farm totalling approximately 5 acres which are not adopted highway or common land but were also never included in the farm tenancies. These areas are illustrated shaded red on the plan below.

The Council wishes to dispose of these in order to discharge it's liability for maintenance in the area. It is likely that some of this land will be sold to the Parish Council (possibly in the form of a Community Land Trust) for a nominal sum and some of this land will be sold with Church Farm as part of the planned open market sale. The decision as to how the land will be split between the Parish Council and Church Farm and the terms of the disposal will reflect the Council's requirement to satisfy s.123 of the Local Government Act 1972.

Self-build / Custom-build considerations:

The site not suitable for a custom/self-build plot, because it is not residential building land.

Location Plan - Site Extent Subject to Survey (Not to Scale)



SITE 3.

MARLBOROUGH KELHAM GARDENS

UPRN - 50496S1

Brief description / sale information:

An 'L' shaped area of land of approximately 1,620m2. Two adjacent landowners, who are both utility companies have access rights over the site. CCAC granted approval to dispose of the site on 03 July 2017 on the basis of a "sale to local residents/owners and subject to an overage provision".

The site has some complexities and sale by auction is the most appropriate way to dispose of the site and ensure best consideration was obtained.

Following market testing by retained agents, Strakers, it has emerged that there is a level of market interest in the site from a variety of potential purchasers over and above that originally envisaged. Strakers have reported circa 50 registered enquiries requesting information about the site demonstrating a broad range of potential purchasers have expressed interest in the site.

In order to ensure best consideration, under s123 of Local Government Act, and to allow all interested parties the opportunity to bid for the site, it is recommended that authority is given to dispose of the site on the open market without restriction.

Self-build / Custom-build considerations:

The site is suitable for a custom/self-build plot subject to planning although the existence of access rights for adjacent land owners, potential contamination, flood risk, utilities on site as well as other factors are significant site constraints.

Location Plan - Site Extent Subject to Survey (Not to Scale)

