

## APPENDIX I – List of Assets

Wiltshire Council

Cabinet

27<sup>th</sup> November 2018

### SITE DETAILS

#### SITE 1.

#### **Chippenham - Derriards Respite Centre**

UPRN – 01439S1

#### **Description / sale information:**

The Respite Centre is being closed and the property, an extended single storey residential building on a site of 0.1Ha (947.8m<sup>2</sup>) in a residential area with development /refurbishment potential, is surplus to requirements and is recommended for sale for residential use.

#### **Self-build / Custom-build considerations:**

The site is suitable for a custom/self-build plot unless the value of the existing building does exceed the site value.

#### **Location Plan – Site Extent Subject to Survey (Not to Scale and for indication only)**



## SITE DETAILS

### SITE 2.

#### *Tisbury - Land at Court Street*

UPRN – 50579S1

#### **Brief description / sale information:**

The land, which is currently open space, is held under the Housing Revenue Account (HRA) and comprises 0.01 Ha (89.9m<sup>2</sup>) being part of a land holding off Court Street. An adjacent homeowner has expressed interest in purchasing a part of the site (edged blue on the plan below) unconditionally to extend his garden. As an exception to the normal approach to open space, it being HRA held, and since the land has no development potential, there is no reason for the Council to retain it.

There are no other frontagers, or interested parties, and being thus supported by the Housing Revenue Account, the disposal would thus align with the cabinet's minuted intent in respect of sale of open space.

#### **Self-build / Custom-build considerations:**

The site is not suitable for a custom/self-build plot as it is designated open space.

#### **Location Plan – Site Extent Subject to Survey (Not to Scale and for indication only)**



## SITE DETAILS

### SITE 3.

#### **Trowbridge - St Stephens Car Park**

UPRN – 20271S3 & 20271S9

#### **Brief description / sale information:**

The Council have been approached by the owner of Castle Place Shopping Centre (conjoining property) to purchase the multi-storey car park. The car park is currently a free to use car park. Freehold disposals will be based on:

- Disposal to the freeholder of Castle Place Shopping Centre only
- An unfettered freehold title being sold (no overage provisions to be applied), save obligations in respect of parking charges in the future, should they be applied
- Open market value being paid, to reflect both special purchaser relationship and future hope value

#### **Risks / consequences of disposal:**

The Trowbridge Masterplan identifies Castle Place and the Car Park as an opportunity site for redevelopment. The Masterplan recommends that Castle Place and the Car Park should be considered in tandem to ensure a complementary, well connected development. Whilst the sale of the Car Park may support future redevelopment of this site, Cabinet is requested to note the following risks:

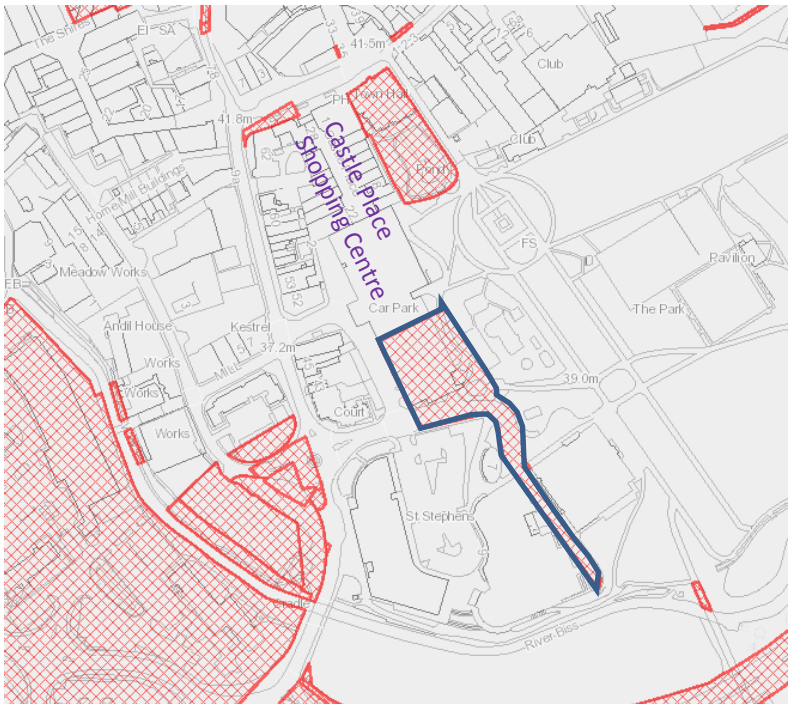
- By disposing of the car park, the Council will lose the ability to offer a free car park in the centre of Trowbridge
- The disposal may result in the car park becoming chargeable to customers, although a connection to Wiltshire Council's charging regime will be part of the sale
- Alternate use of the car park will only be controlled by the statutory planning process once the disposal completes

#### **Self-build / Custom-build considerations:**

The site is not suitable for a custom/self-build plot, given it is a multi-storey car park and any sale will be linked to the adjoining shopping centre.

#### **Location Plan – Site Extent Subject to Survey (Not to Scale and for indication only)**

Whole title shown as extend of site to be disposed to be determined, will probably not include the access road or any adopted highway.



## SITE DETAILS

### SITE 4.

#### **Trowbridge – Manvers House**

UPRN – 20083S1

#### **Brief description / sale information:**

The property was previously let to Capita who vacated in 2017, leaving the building in a poor state of repair.

A review of the property options (retention, refurbishment, sale as is and conversion) has been undertaken between the in-house team and Lambert Smith Hampton (external property advisors) and Kavanaghs (Council retained property agent), concluding that the best financial option is to dispose of the site on a freehold basis.

Dilapidations (condition of building) will be pursued from Capita although legislations limits the level of the claim by the Council.

#### **Self-build / Custom-build considerations:**

The site may be suitable for a custom/self-build plot, although only if the proposed purchaser decides to proceed with a residential scheme and registers as a self-build scheme.

#### **Location Plan – Site Extent Subject to Survey (Not to Scale and for indication only)**

