

**CABINET MEMBER FOR WASTE, PROPERTY AND ENVIRONMENT – MR T STURGIS**

**DEPARTMENT OF RESOURCES**

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**REFERENCE:** WPE-003-11

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**LAND ADJOINING WESTINGHOUSE WAY, BOWERHILL, MELKSHAM**

**Purpose of Report**

1. To:
  - (i) Seek approval for the disposal of approximately 600 square metres of land adjoining Westinghouse Way, Bowerhill, the extent of which is shown approximately edged red on the plan at **Appendix 1**.

**Background**

2. The owners of the adjoining property, Bowerhill Enterprise Park, have approached the Council seeking to buy the land between their property and Westinghouse Way.

**Main Considerations for the Council**

3. The land between Bowerhill Enterprise Centre and Westinghouse Way comprises, from Westinghouse Way to the units, a grass verge, a ditch and an area of land which has not been maintained. The Council needs to retain control of the ditch to ensure that it is maintained and provides adequate drainage. The land beyond the ditch, which has not been maintained, is not required.
4. As this is a thin strip of land without access it would not be of use to any party other than the adjoining owner. The site is within an established industrial estate and fully developed so there is no prospect of enhanced value in the foreseeable future.

**Environmental Impact of the Proposal**

5. There is no significant environmental impact.

**Equalities Impact of the Proposal**

6. None.

**Risk Assessment**

7. As this proposal is for the disposal of a small area of land and the likely capital receipt is low the risks associated with the proposal are low.

**Financial Implications**

8. There will be a small capital receipt, the size of which has still to be established but which is unlikely to exceed £50,000.

### **Legal Implications**

9. None.

### **Options Considered**

10. To:

- (i) Dispose of the land.
- (ii) Not dispose of the land.

### **Reasons for Proposal**

11. To dispose of a small parcel of land which is of little use to the Council and obtain a capital receipt.

### **Proposal**

12. That:

- (i) Land adjoining Westinghouse Way, Bowerhill, Melksham, approximately as indicated edged red on the plan at **Appendix 1** be disposed of to the adjoining owner on terms to be agreed by the Head of Strategic Property Services.

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**The following unpublished documents have been relied on in the preparation of this Report:**

None.