

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

STRATEGIC PROPERTY SERVICES

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REFERENCE: WPED-004-12

LAND AT FRAMPTON COURT, TROWBRIDGE

Purpose of Report

To seek approval for the disposal of approximately 16 square metres of land at Frampton Court, Trowbridge, the extent of which is shown edged red on the plan at Appendix 1.

Background

The owners of the adjoining properties, 31 and 32 Whiterow Park, have approached the council seeking to buy the land between their properties and Frampton Court. They have obtained planning permission for dwellings at the rear of their properties with access to be from Frampton Court.

Main Considerations for the Council

The area comprises a small parcel of grass verge and is an isolated area of council land.

The use to which the adjoining land will be put represents the most valuable use of that land. Therefore, there will be no further uplift in value for the foreseeable future.

Environmental Impact of the Proposal

There is no significant environmental impact.

Equalities Impact of the Proposal

None.

Risk Assessment

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

There will be a small capital receipt, the size of which has still to be established but which is unlikely to exceed £100,000.

Legal Implications

None.

Options Considered

To:

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

Reasons for Proposal

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

Proposal

That: land at Frampton Court, Trowbridge, as indicated edged red on the plan at Appendix 1 be disposed of to the adjoining owners on terms to be agreed by the Head of Strategic Property Services.

The following unpublished documents have been relied on in the preparation of this Report:

None