

Agenda Item 27

Cabinet

07 March 2012

12/1217



Agreement for sale of land adjacent to 148 Sidford Road, Sidford

Exempt Information

Para 3 Schedule 12A information relating to the finance or business affairs of any particular person

Summary

The owners of a former builder's depot were granted planning permission to construct a 3 bedroom dwelling on the land adjacent to 148 Sidford Road, Sidford. They have asked to purchase a strip of land adjoining the site edged red on the attached plan.

Recommendation

Following the appropriate advertisement procedure for the sale of open space land, to sell the land adjacent to 148 Sidford Road outlined on the attached plan subject to covenants requiring a restriction on the land to be used as domestic garden only and a 50% uplift clause in the Council's favour should any development be permitted on the land.

a) Reasons for Recommendation

Receive a capital receipt.
Reduce the ground maintenance burden.

b) Alternative Options

Do not sell the site, leave as it is.

c) Risk Considerations

Lowering the amenity value of the area. Political opposition. There is no financial risk.

d) Policy and Budgetary Considerations

Positive Impact Overall

Affordable Homes.
Thriving Economy.
Safe Environment.
Clean Environment.
Create Cashable Savings

e) Date for Review of Decisionn/a

1 Main Body of the Report**1.0 Background**

- 1.1 The owners of a former builder's depot were granted planning permission (application number 11/2676/FUL 28/11/2011) to construct a 3 bedroom dwelling on the site. They have asked to purchase a strip of land adjoining the site edged red on the attached plan.
- 1.2 Their original reason to purchase was to provide additional garden area to the property with access to the footpath. A planning application is due to be submitted shortly.
- 1.3 Ward Councillors have been consulted and were divided on their opinions. Sidmouth Town Council resolved not to support the sale of the land.

2.0 Terms of Sale

- 2.1 The proposed purchase of the land (60 sq m edged red on the attached plan) is subject to planning permission at a price of £15,000 plus costs.
- 2.2 A 1 metre boundary from the edge of the footpath would be kept grass and maintained by the purchaser. A suitable boundary fence would be erected and maintainable by the purchaser to a design and style approved by the Council. A good design could enhance this area.
- 2.3 Further enhancements could include a hedge in front of the electricity substation running from the Public toilets to the car park and also hide the back gardens of the houses opposite the surgery.
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Legal Implications

The full terms of the transfer to be agreed upon between the legal and surveying teams. There are no further comments of a legal nature as a result of the report

Financial Implications

The £15,000 capital receipt will be welcome funding for the capital programme.

Background Papers

- Photos
- Plan

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