

Leicester
City Council

**WARDS AFFECTED:
EYRES MONSELL WARD**

CABINET

29 JANUARY 2001

**FREEHOLD SALE OF LAND AT CORNER OF FEATHERSTONE
DRIVE AND QUEENS PARK WAY, EYRES MONSELL**

Report of the Director of Environment and Development

1. Purpose of Report

This report seeks to obtain the necessary authority to enable the sale by auction(s) of the property referred to in this report.

2. Summary

The land at the corner of Featherstone Drive and Queens Park Way, Eyres Monsell, Leicester is surplus to requirements and has development potential. To ensure that the "best price" is achieved and a sale is hopefully concluded without any unnecessary delays, it is proposed to dispose of the freehold interest at auction.

3. Recommendations

It is recommended that the freehold interest in the land at the corner of Featherstone Drive and Queens Park Way, Eyres Monsell, Leicester be sold by auction at the earliest opportunity. It is requested that Cabinet approve the proposed delegated authorities as stated in detail within the Report section of this paper in order to permit Council Officers to properly complete any sale.

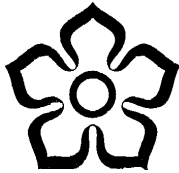
4. Financial, Legal and Other Implications

The capital receipt should be received in the 2000/01 financial year of which 100% will be reusable.

As the land at the corner of Featherstone Drive and Queens Park Way, Eyres Monsell, Leicester is vacant, there will be no consequent loss in rental income due to its sale.

5. Report Author:

G Pollard
Departmental Valuation Services
Extn. 5055



Leicester
City Council

**WARDS AFFECTED:
EYRES MONSELL WARD**

CABINET

29 JANUARY 2001

**FREEHOLD SALE OF LAND AT CORNER OF FEATHERSTONE
DRIVE AND QUEENS PARK WAY, EYRES MONSELL**

Report of the Director of Environment and Development

SUPPORTING INFORMATION

1. Report

- 1.1 The land at the corner of Featherstone Drive and Queens Park Way, Eyres Monsell, Leicester is held by Property Services and is surplus to the City Council's requirements.
- 1.2 The land has development potential and an application for outline planning permission for the development of four 3 bedroomed semi-detached dwellings has been submitted.
- 1.3 The land is vacant and therefore there would be no loss of rental income due to the freehold sale of the site, however, the Council's maintenance costs and liability would be reduced if the site was sold.
- 1.4 It is recommended that the site is sold freehold at auction at the earliest opportunity.

Cabinet is requested to approve:-

- 1.5 That the freehold interest in land at the corner of Featherstone Drive and Queens Park Way, Eyres Monsell, Leicester, (and any other properties in consultation with the lead Cabinet Member with the portfolio for Finance, Resources and Equal Opportunities and with the Chair and Vice Chair of the Finance, Resources and Equal Opportunities Scrutiny Committee) be disposed of by way of auction(s) (if not sold prior to auction).
- 1.5 That the Director of Environment and Development be granted delegated authority in respect of the following matters:-

- a. To approve the appointment of suitable auctioneers which shall provide the best value service.
- b. To authorise the auctioneers in accordance with Standing Order 59(c) to sign contracts on behalf of the City Council in respect of land at the corner of Featherstone Drive and Queens Park Way, Eyres Monsell, Leicester (and any other properties in consultation with the lead Cabinet Member with the portfolio for Finance, Resources and Equal Opportunities and with the Chair and Vice Chair of the Finance, Resources and Equal Opportunities Scrutiny Committee) in the event that the properties are sold at, or immediately following the auction(s).
- c. To approve the reserve price for all properties to be sold by auction(s).
- d. To approve any sale prior to auction arising from offers which are considered unlikely to be achieved at auction.
- e. In the event of a purchaser (who has bought any of the properties sold at auction) subsequently requesting that their property is purchased in a different name to that of the purchaser, to approve the new purchaser (subject to the Head of Legal Services being satisfied that the Council's legal position is protected throughout).
- f. Approve, in the event of any property failing to sell at an auction, the sale of such property at any time subsequent to the auction either by private treaty formal/informal tender or by way of another auction in the event of an acceptable offer/bid being received.
- g. Approve, in consultation with the lead Cabinet Member with the portfolio for Finance, Resources and Equal Opportunities and with the Chair and Vice Chair of the Finance, Resources and Equal Opportunities Scrutiny Committee, the inclusion of additional properties within the auction or later auction(s) in the event that further properties are identified for sale by such a method of disposal.
- h. Authorise the Head of Legal Services to exchange contracts and complete the sale of any property in accordance with any terms agreed.

FINANCIAL, LEGAL AND OTHER IMPLICATIONS

1. Financial Implications

The capital receipt will be received in the 2000/01 financial year of which 100% will be re-usable. There would be no loss of revenue as the property is presently vacant.

The cost of disposing of the property would be in the region of £1,400 of which approximately £600 + VAT would cover the cost of selling the property by auction. The remaining expenditure covers, Land Registry search, Local Authority search, advertising costs, the Council's legal and surveyors fees and a For Sale board. These costs will be met either from existing budgets or from the sale proceeds if the property sells at auction.

It is usual for the purchaser to pay a sum in the region of £1,000 + VAT per property towards the Council's legal and surveyors fees which shall offset most of the costs associated with disposing of property by auction.

2. Legal Implications

None.

3. Other Implications

OTHER IMPLICATIONS	YES/NO	Paragraph Within report	References
Equal Opportunities	NO		
Policy	NO		
Sustainable and Environmental	NO		
Crime and Disorder	NO		
Human Rights Act	NO		

4. Background Papers – Local Government Act (Access to Information) 1985

None.

5. Consultations

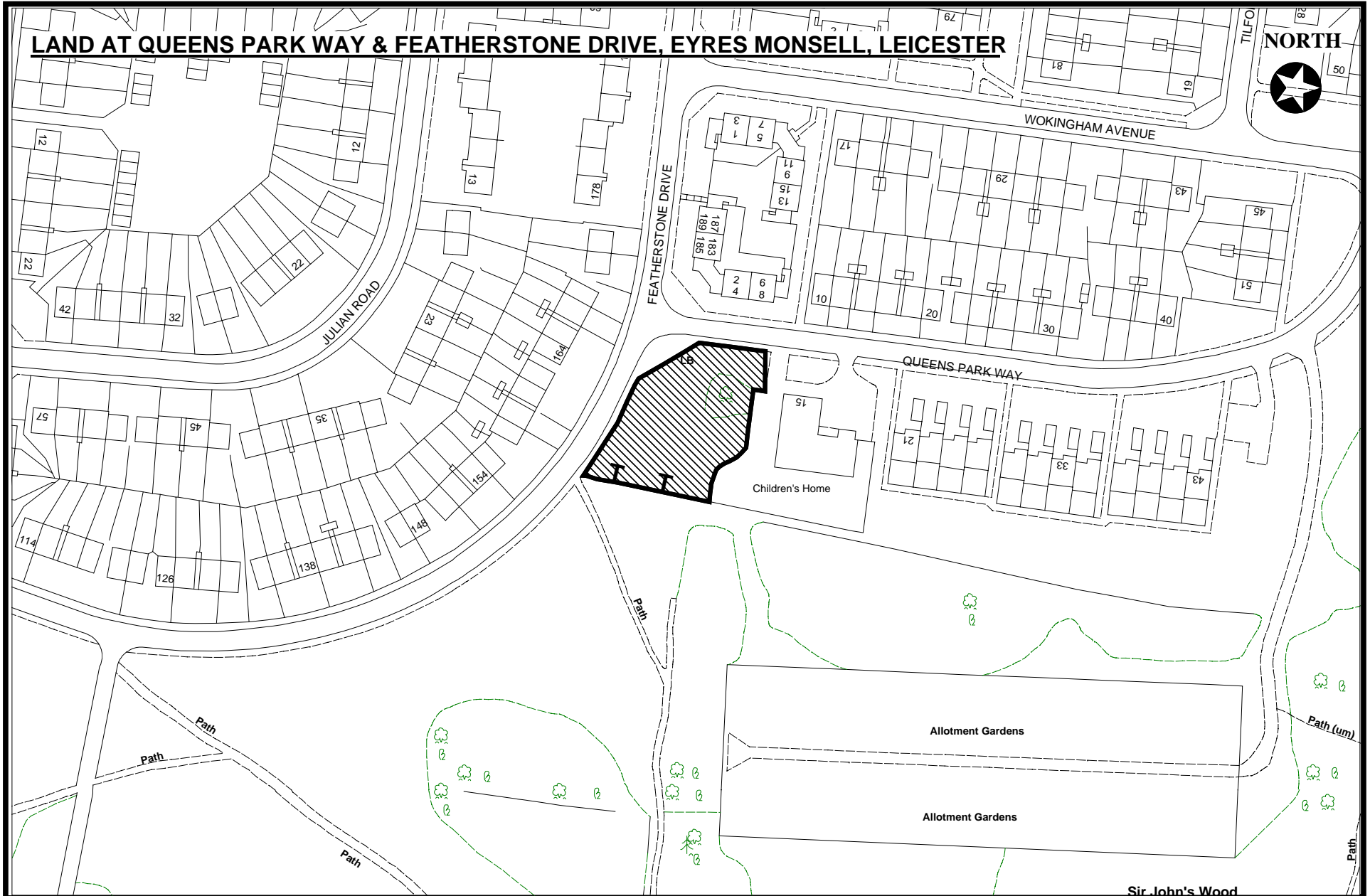
Consultation regarding the sale of the land at the corner of Featherstone Drive and Queens Park Way, Eyres Monsell, Leicester has taken place with the Head of Legal Services and the Development Control Group of the Environment and Development Department.

6. Report Author

G Pollard
 Departmental Valuation Services
 Extn. 5055

Peter Webster
Director of Environment and Development

LAND AT QUEENS PARK WAY & FEATHERSTONE DRIVE, EYRES MONSELL, LEICESTER



BASED UPON THE ORDNANCE SURVEY MAP WITH THE SANCTION OF THE CONTROLLER OF H.M.STATIONARY OFFICE. CROWN COPYRIGHT RESERVED. LICENCE No.LA078417

DRAWN BYRF..... PLAN No. Cttee 10
 CHECKED BY.....GCP..... DATE12/01/2001.....

NOT TO SCALE

PETER WEBSTER, DIRECTOR
 ENVIRONMENT & DEVELOPMENT
 LEICESTER CITY COUNCIL