

## Disposal of Property at 138 -140 Lanark Road West, Currie

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### Finance and Resources Committee

27 January 2009

#### 1 Purpose of report

- 1.1 To recommend the terms and conditions for the disposal of the property at 138-140 Lanark Road West, Currie to Mr. Tom McDonald and Mrs. Ann McDonald, residing at 13 Kirk Loan Edinburgh, EH12 7HD.

#### 2 Background

- 2.1 The property at 138-140 Lanark Road West, formerly known and used as the Currie District Office has been declared surplus, with a Capital Receipt expected in financial year 2008/2009.
- 2.2 The property has been advertised for sale on the open market and this report summarises the marketing exercise, the offers received, nomination of a preferred purchaser and the main terms and conditions of the disposal.

#### 3 Main Report

- 3.1 The subjects of disposal comprise a 2-storey villa with a single storey extension on a site of 0.066 Ha (0.16 acres) as shown hatched on the attached indicative location plan.
- 3.2 It has been used as the local office for many years with the surplus rooms separately let out to the Lanark Road Youth Project and Dr Linda Clark MP. These users have vacated the premises and the property declared surplus to requirements.
- 3.3 The fabric of the building requires repair and upgrading, the cost of which has been estimated to be in the region of £36,800.
- 3.4 The site was advertised for sale on the open market from 22nd September 2008 with a closing date for offers of Wednesday 29 October 2008. There were seven notes of interest but only two valid offers were received.

- 3.5 Advice from Planning officers was sought to assist in assessing the anticipated acceptability of the principal offers. This allowed for a full analysis of the offers which took into account several factors in determining the preferred bidder, including purchase price, deliverability, timescales, conditionality, sensitivity and planning risk.
- 3.6 Following the analysis, the top offer was discounted due to the offer being conditional on the sale of their current residential property, which was not on the market, and planning risk. The second offer was submitted by Mr & Mrs McDonald who emerged as the preferred purchaser in terms of availability of secured funds and through purification of the valuation and survey clauses.
- 3.7 The main Heads of Terms of the offer are outlined below:-
- The subjects for disposal comprises a two storey detached villa with small single storey extension situated on a site of 0.066 Ha (0.16 acres) or thereby as shown hatched on the plan.
  - The purchase price will be £237,237
  - The survey and valuation clause has been purified
  - The offer is not dependent on planning permission for redevelopment.
- 3.9 Prior to concluding a legally binding contract it would prejudice the Council's commercial position to reveal details of the other offer. The details of the other offer is therefore not being made available at this time. If, however, a Committee member wishes further information on the bids, this can be made available on a confidential basis. Attached is an alphabetical list of the two offerers.

#### **4 Financial Implications**

- 4.1 A Capital receipt of £237,237 secured in the financial year 2008/2009 subject to final agreement on survey as part of the FFF programme.

#### **5 Environmental Impact**

- 5.1 There are no adverse environmental impacts arising from this report

#### **6 Recommendations**

- 6.1 It is recommended that the property at 138–140 Lanark Road West is sold to Mr & Mrs T. McDonald on the main terms and conditions detailed in this report and on other terms and conditions to be agreed by the Director of City Development and Council Solicitor. Should for any reason the sale not proceed to conclusion, the matter will be referred back to Committee for further authority.



**Dave Anderson**  
Director of City Development

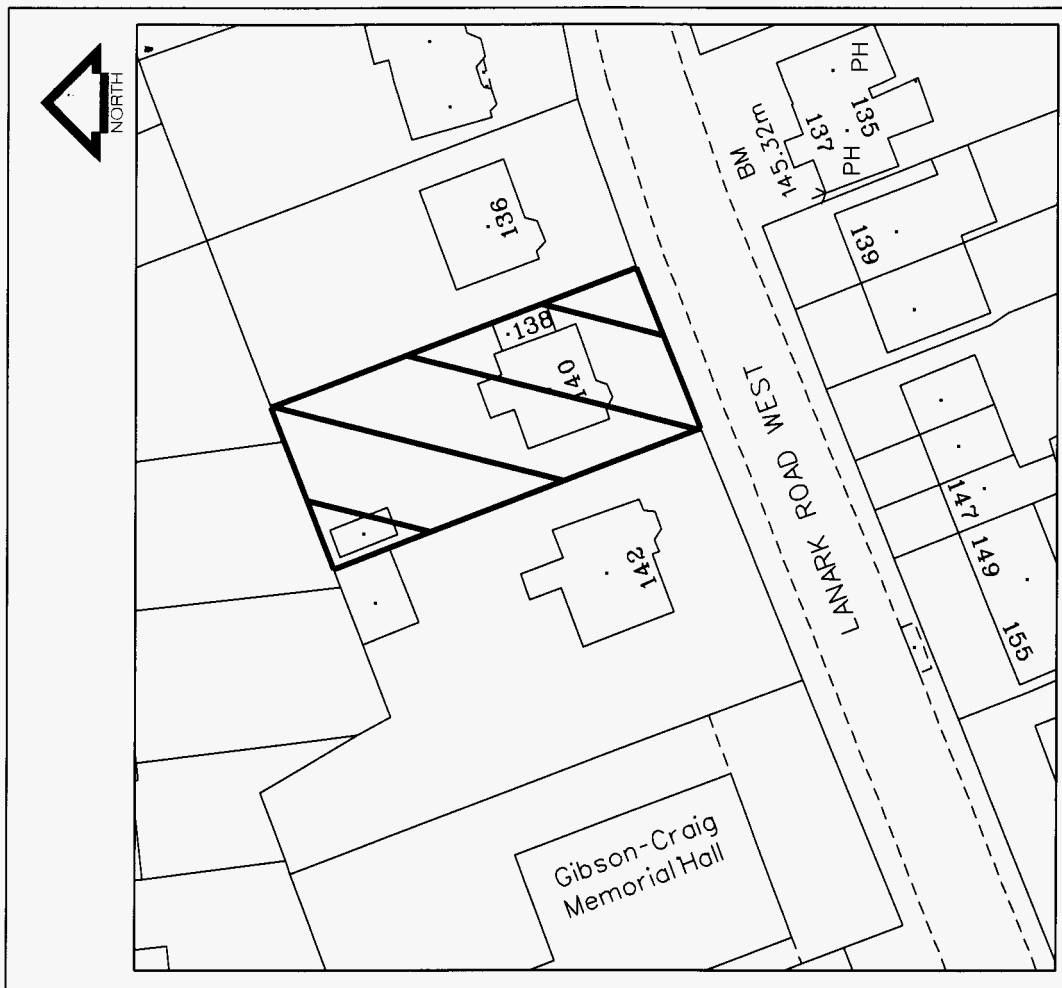
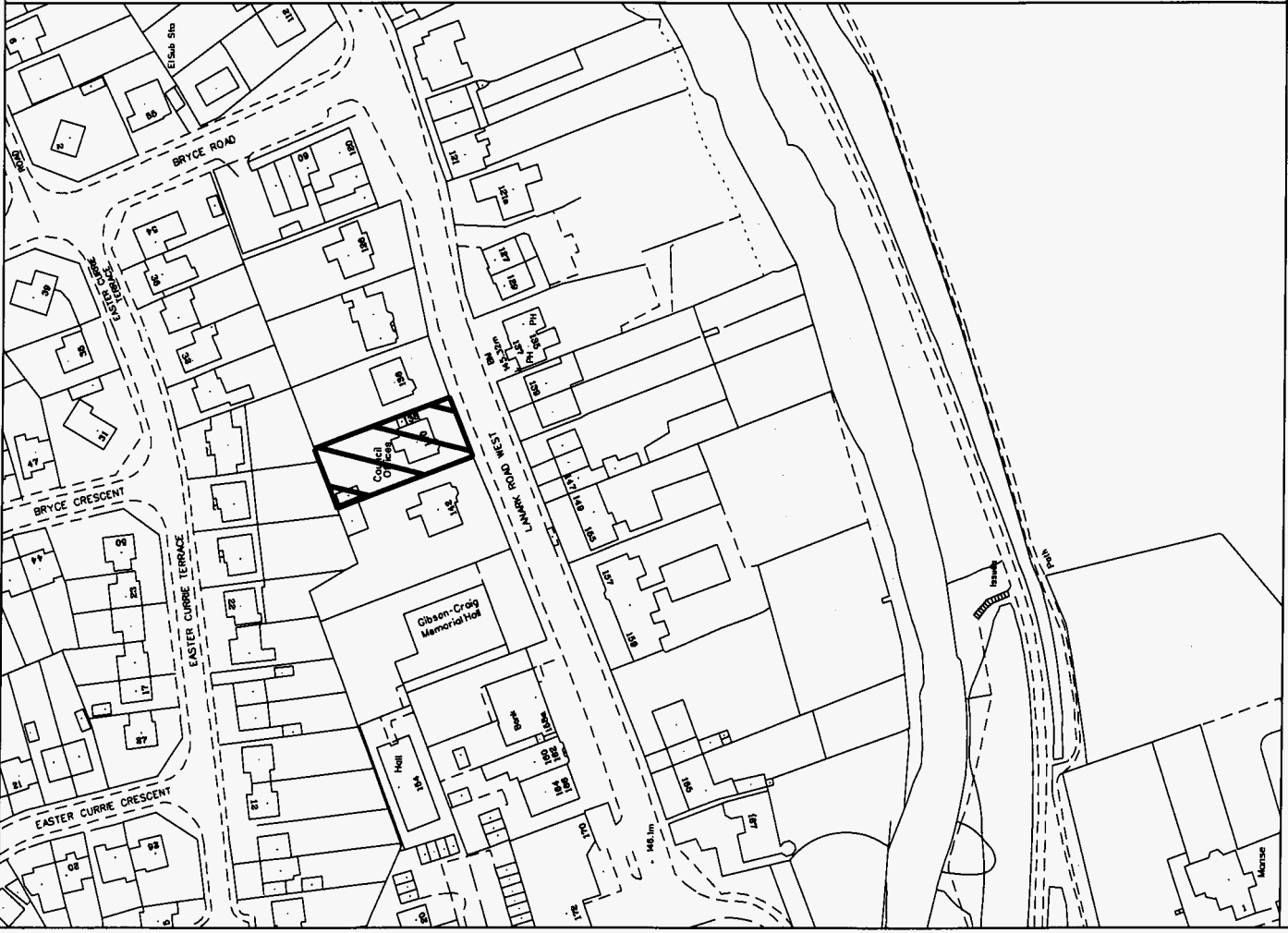
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<b>Appendices</b>	1. Schedule of Offers 2. Location Plan
<b>Contact/Tel</b>	Debbie Sives, Estates Surveyor – 0131 529 6560
<b>Single Outcome Agreement</b>	Supports National Outcome 12 – “We value and enjoy our built and natural environment and protect it and enhance it for future generations”
<b>Wards affected</b>	Ward 2 – Pentland Hills
<b>Background Papers</b>	None

**PARTIES WHO SUBMITTED VALID OFFERS FOR 138 – 140 LANARK ROAD  
WEST, EDINBURGH IN ALPHABETICAL ORDER**

Offer A - Mr and Mrs Benn

Offer B - Mr and Mrs McDonald



<p><b>EDINBURGH</b> THE CITY OF EDINBURGH COUNCIL</p> <p>CITY DEVELOPMENT EDINBURGH</p>	
<p>FORMER CURRIE LOCAL OFFICE 138-140 LANARK ROAD WEST EDINBURGH</p>	
DATE	15/10/08
SURVEYED BY	Mark Ballantyne
DRAWN BY	Mark Ballantyne
FILE NO.	A3/1032
NEG. NO.	

LOCATION PLAN PHOTOGRAPHICALLY REDUCED NOT TO SCALE SITE PLAN