

Economy Committee

10.00 a.m., Tuesday, 19 November 2013

Sale of access strip, 50 Greenbank Drive, Edinburgh

Item number	8.1.4
Report number	
Wards	Ward 9 Fountainbridge/Craiglockhart

Links

Coalition pledges	P17
Council outcomes	C07
Single Outcome Agreement	S01

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Director of Services for Communities

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Executive summary

Sale of access strip, 50 Greenbank Drive, Edinburgh

Summary

The purpose of this report is to seek Committee approval for the disposal of an area of ground extending to 6.40 sq.m to British Telecom plc ("BT"), as shown outlined red on attached plan.

The subjects comprise a narrow strip of ground at the entrance of site owned by BT. The BT site was originally owned by the Council and sold to the then GPO in 1972 for the operation of a Radio Mast Station. The station was recently decommissioned and BT has applied for planning consent for a nine unit residential scheme.

Whilst BT have rights of access to their land, in order to develop the site for a residential scheme, they require improved vehicular access and also need to service the site with water, drainage and a gas supply.

Accordingly, BT has approached the Council requesting to

- (a) Purchase an area of ground from the Council extending to 6.4 sq.m. or thereby in order to widen and/or amend the site access and,
- (b) That the Council grants wayleaves and servitude rights (as appropriate) to enable the provision of services.

The land is held on the Services for Communities (General Property) account and is not capable of any alternative use nor required for any operational purpose.

Extensive negotiations have taken place with the proposed purchaser and their agents. The determination of value in such circumstances has been well documented by case law through the Land Tribunal whereby the Council is entitled to 50% of the uplift in value between existing use and the proposed use.

Provisional agreement has now been reached with BT subject to the following main terms and conditions:-

- Purchase Price: £242,500.
- Conditional on BT Board Approval.
- That the transaction is completed before 31 December 2013.
- The purchaser will meet the council's reasonably incurred legal fees and property fees.

Recommendations

That Committee:-

- 1 Approves the disposal of the access strip at 50 Greenbank Drive, extending to 6.40 sq.m. or thereby, to BT plc and the grant of the associated wayleave or servitude agreements necessary for the development of BT's site on the terms and conditions outlined in this report and on other such terms and conditions to be agreed by the Head of Legal, Risk and Compliance and the Director of Services for Communities.
- 2 Refers this report to the Finance and Resources Committee for ratification.

Measures of success

A piece of land that is unlikely to have any future economic use and no alternative value other than to the adjacent site owner will be sold for a substantial capital receipt.

Financial impact

A capital Receipt of £242,500 will be received in financial year 2013/14.

Equalities impact

There are no negative equality or human rights impacts arising from this report.
The sale of the land will have no adverse effect on the adjacent adopted area.

Sustainability impact

N/A

Consultation and engagement

BT plc will be obliged to consult extensively regarding their proposed residential development through the statutory planning process.

Background reading / external references

Location plan attached as Appendix 1.

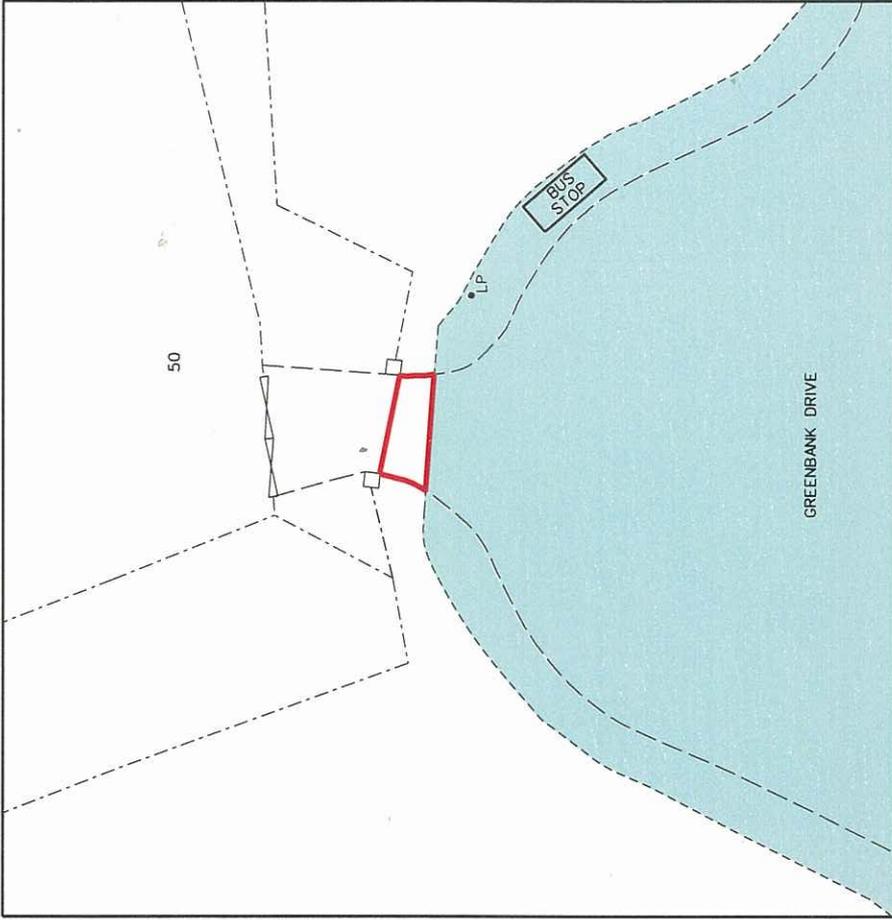
Mark Turley

Director of Services for Communities

Links

Coalition pledges	P17 - Continue efforts to develop the city's gap sites and encourage regeneration
Council outcomes	C07 - Edinburgh draws new investment in development and regeneration
Single Outcome Agreement	S01 - Edinburgh's Economy Delivers increased investment, jobs and opportunities for all
Appendices	Location plan

Merchants of Edinburgh Golf Course



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LP

BUS STOP

GREENBANK DRIVE

EDINBURGH
THE CITY OF EDINBURGH COUNCIL

CITY DEVELOPMENT
EDINBURGH

LAND TO THE FRONT OF
50 GREENBANK DRIVE
EDINBURGH

DATE

18/3/13

SURVEYED BY

MB.NR

DRAWN BY

Mark Ballantyne

FILE NO.

A3/1349

— AREA - 6.395sqm (or thereby)



— ADOPTED ROAD AND PAVEMENT



LOCATION PLAN

SCALE 1:2500

SITE PLAN

SCALE 1:200