

Report to AMF on March 2020

Site at Fosseway Park, Seaton

Recommendations

That AMF consider the options for disposal and that the process as set out in the project plan is commenced to proceed with a disposal of the site.

Background

The Council owns the 0.73 acre site at Fosseway Park in Seaton having purchased the site in 2013 for the purpose of constructing additional workspace units.

In 2014 planning consent for the construction of 7 industrial units was granted however due to issues over viability this planning consent was not implemented and subsequently lapsed.

The site is understood to have an employment allocation within the Local Plan, details of what may be acceptable would need to be confirmed with the Planning Authority.

Options

Given the previous attempts by the Council to develop units on this site, this is no longer considered a viable option and therefore disposal of the site seems the most appropriate route.

In terms of the method of disposal the proposed options are as follows and AMF are asked to consider which route they would prefer.

1. Freehold disposal of the site on an unconditional offers basis. This would allow the Council to seek offers for the site without those offers being conditional upon the grant of planning consent for a particular development scheme.
2. Freehold disposal on a conditional offers basis. This would enable offers to be made which were conditional on the grant of planning consent for a particular scheme. If the purchaser wasn't able to secure such consent then they wouldn't proceed with the purchase. Such an approach carries risk to the Council in terms of longer timescales and potential for abortive negotiations.
3. Disposal of the site by way of a long ground lease. This approach would see the Council offer a long lease of say 125 years of the site with a purchaser then responsible for constructing buildings on the site. This approach would

give the Council a long term income stream rather than a one off capital receipt.

Next steps

A project plan is attached to this report setting out anticipated timescales for the disposal of the site. Following the AMF meeting the next steps would be clarifying the planning and legal position once this is completed, it is recommended that a report be taken to cabinet recommending the disposal of the property out of the General Fund.

As can be seen in the project plan, it is anticipated that the project would take around 31 weeks with completion anticipated at the end of September although this could be extended if it is decided to seek conditional offers for the site.

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