

Policy & Resources Committee

Date:	11 April 2017
Title:	Disposal of Amenity Land at Pickenfield
Contact Officer:	Janine Howells, Asset Manager

Purpose of this Report

1. To provide an update and agree the sale price of the area of amenity land for possible disposal at Pickenfield.

Background

2. At the meeting of the Council on 26 April 2016 it was agreed in principle that the amenity land adjacent to 20 Pickenfield could be disposed of, subject to a covenant in the deed to restrict any development on this specific piece of land.
3. Mr Smith obtained planning permission from South Oxfordshire District Council on 12 September 2016 for change of use of public open space to private garden (application P16/S2182/FUL).
4. A quotation from the Valuation Office Agency to undertake the valuation of the land was provided to the Council and Mr Smith has been informed of the estimated costs. Mr Smith requested the opportunity to obtain a further quotation as a comparison to the Valuation Office Agency's quotation, which seemed excessive. Officers agreed that this was acceptable and that the same criteria for the valuation must be observed.
5. Mr Smith subsequently appointed Andrews Eades to undertake the valuation.
6. All costs associated with the transfer will be met by Mr Smith.

Land Valuation

7. Andrews Eades have undertaken the valuation of the land and have also provided a detailed site plan for the area (Appendix 1). The area of land measures approx. 48.89m². Rather than a value, Andrews Eades have suggested that Mr Smith make an offer of £5,000.
8. Andrews Eades have stated that there is no additional development potential gained from the land and as such its value is an added annuity to 20 Pickenfield.
9. In supplying this information to Officers, Mr Smith has requested via an email the following to be considered:

"I have attached the additional covering letter from Philip Eades, which indicates that there is no development potential gained from the land nor would it be likely that the additional land would have any impact on the value of the property.

What Mr Eades appears to be saying is that taking this into account what would I be willing to pay for the land? and what would be an acceptable amount for the council to sell the land to me for?

A figure of a £5,000 is then suggested, which I have to say is a lot more that I would be anticipating to pay based on the previous sale of land in 2013 of £2,500 for 109.6m2.

This land is only 48.89m2 and I have to consider how much I am prepared to pay before it becomes an unviable proposition. I'm sure you can appreciate that I have to evaluate the benefit to me based on the total outlay, including all fees and the cost to re-fence and landscape the area.

Can I please suggest that we agree a price based on the previous sale in 2013 which works out to £22.81 per m2? I obviously accept that values have changed since then, so looking at a 100% increase at £45.62 per m2 this would equate to £2,230 for 48.89m2.

I would welcome your thoughts, and would hope that we can come to a value that is agreeable to both parties in order to progress this further to it's resolution."

10. Officers believe that £2,230 is a fair offer.

Land Acquisition and Disposal Policy

11. The Council has a policy for land acquisition and disposal and within the policy the following condition for disposal of land is detailed:

3.4 Where the Council disposes of its land it will normally seek to achieve the best price.

Legal Powers: Local Government Act 1972 S.127

Action Required:

- i) **To consider and agree the sale price of the land to be sold to enable Officers to progress the disposal of the amenity land.***