

Policy & Resources Committee

Title:	Disposal of Amenity Land at 28 Pickenfield
Date:	15 February 2022
Contact Officer:	Andrea Oughton, Asset Manager

Purpose of this Report

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

Background

2. At the meeting of the Committee on 16 February 2021 it was agreed in principle that amenity land adjacent to 28 Pickenfield could be disposed of, subject to a covenant in the deed to restrict any development on this specific piece of land.
3. The owner obtained planning permission from South Oxfordshire District Council on 14 September 2021 for change of use of public open space to private garden (application P21/S2335/FUL).
4. A quotation from Andrew Eades, Chartered Surveyors to undertake a valuation of the land was provided to the owner and the Town Council.
5. All costs associated with the transfer will be met by the owner.

Land Valuation

6. Andrews Eades undertook the survey (Appendix 1) and suggested the value of the land was really a case of what the vendor is willing to accept and what the purchaser is willing to offer. In such instances, it is normal for the sum to be sufficient to make the transaction worthwhile. Andrews Eades suggested the parcel of land would be worth in the order of £5,000 plus all additional costs associated with the transfer and enclosure.
7. Andrews Eades stated that there is no additional development potential to be gained from the land and therefore the space would add additional amenity rather than substantial value to 28 Pickenfield.
8. In supplying this information to Officers, the owner has said the figure of £5,000 is a lot more than anticipated for such a small parcel of land (20m²) and asked what value the Council would be willing to accept?
9. Based on a previous disposal of land in Pickenfield in 2017, Officers suggest a value of £2,000 would be considered acceptable.
10. Should the Council agree the value, it is suggested that consideration be given to the sum received being put towards improving biodiversity in Pickenfield.

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 land to be sold to enable Officers to progress the disposal of the amenity land.*
- ii) That if agreed, to consider monies received from the sale are used to improve biodiversity in Pickenfield.*