

Policy & Resources Committee

Title:	Disposal of Amenity Land at 28 Pickenfield
Date:	12 April 2022
Contact Officer:	Andrea Oughton, Asset Manager

Purpose of this Report

1. To provide an update on the disposal of amenity land at 28 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 valuation undertaken by Andrew Eades, Chartered Surveyors was provided to the owner of 28 Pickenfield and the Town Council.
5. All costs associated with the transfer will be met by the owner.

Land Valuation

6. The value of the land was discussed by the Committee on 15 February 2022. After discussion it was agreed that the Asset Manager approach the District Valuer to provide a second valuation which would then be shared with the prospective buyer. The valuation would then be brought back to Committee for consideration.
7. The District Valuer's office has been contacted on two occasions, once in February and again in April. On both occasions the response has been that they have no capacity to take on work as they are fully committed with work for clients with whom they have service level agreements. The District Valuer has suggested approaching a local surveyor.
8. A property company / specialist surveyors based in the town have been approached to provide a second valuation. Typically, they can provide either an RICS Red Book valuation which includes a detailed report for which fees are typically around £1,250 plus VAT. Alternatively, a marketing appraisal could be undertaken fees for which can vary from £500 to £750 plus VAT dependent on time involved.

Land Acquisition and Disposal Policy

9. 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

Recommendation:

- i) To approve that a marketing appraisal is undertaken to provide a second valuation on amenity land adjacent to 28 Pickenfield.*