

Report to: **Lead Member for Resources**

Date: **15 September 2016**

By: **Chief Operating Officer**

Title of report: **Disposal of part of Hye House Farm, Crowhurst**

Purpose of report: **To seek Lead Member approval to declare this property surplus to County Council requirements**

RECOMMENDATIONS

The Lead Member for Resources is recommended to:

- 1) declare the land and buildings comprising the part of Hye House Farm surplus to the County Council requirements; and**
 - 2) delegate authority to the Chief Operating Officer to negotiate and agree terms for the sale of the property, to enable the Council to obtain best value in line with s. 123 of the Local Government Act 1972.**
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1 Background

1.1 Hye House Farm was acquired by the Council on 8 October 1920 under the Small Holdings and Allotments Act 1908–1919. As it is agricultural land purchased before 1935 Critehel Down rules do not apply.

1.2 The current Tenant occupied the farm from 1991 under an Agricultural Holdings Act (1986) Tenancy. This was surrendered in exchange for the freehold of a farm cottage and a Farm Business Tenancy due to end 17 September 2020.

1.3 The Sussex Barn, shown black on the plan, is not required for operational purposes. In order to dispose of the Sussex Barn it was excluded from the Farm Business Tenancy.

1.4 The Sussex Barn requires a curtilage to enable the sale of the property. The curtilage land currently forms part of the Farm Business Tenancy.

1.5 In order to create the curtilage, land needs to be removed from the Farm Business Tenancy. The Tenant has agreed in principle to the surrender of 0.77 acres land in exchange for a rent-free period in their Tenancy, terms to be negotiated by Chief Operating Officer.

2 Supporting information

2.1 The site for disposal is shown hatched black on the attached plan at Appendix A and comprises 0.84 acres and has an estimated market value of c£250,000.

2.2 All County Council departments have been consulted and have confirmed that they have no requirement for the building or the site.

2.3 The Local Member has been informed and has raised no objections.

3 Conclusion and reasons for recommendations

3.1 The Council has no further use for the land and buildings.

3.2 It is recommended that this property be declared surplus to County Council requirements and the negotiation for the disposal delegated to the Chief Operating

Officer in accordance with the requirements of Section 123 of the Local Government Act 1972.

KEVIN FOSTER
Chief Operating Officer

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LOCAL MEMBERS

Councillor Kathryn Field