

Report to: **Lead Member for Resources**

Date: **15 November 2016**

By: **Chief Operating Officer**

Title of report: **Adams Farm, Sandrock Hill, Crowhurst**

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

RECOMMENDATIONS

The Lead Member is recommended to:

- 1) declare the land and buildings comprising Adams Farm, Sandrock Hill, Crowhurst surplus to the County Council operational requirements; and**
 - 2) delegate authority to the Chief Operating Officer to negotiate and agree terms for the disposal of this 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 Adams Farm consists of a principal Grade II Listed dwelling, associated outbuildings and residual lands of approximately 11.4 acres. The property was acquired in 2007 following service of a Statutory Blight Notice upon the County Council – all arising from the then proposed Bexhill to Hastings Link Road (BHLR).

1.2 Only a small part of the land was used for the construction of the highway, and its associated landscaping, and the house was used as a welfare base by the road contractors.

1.3 The road is now open and the property currently vacant with regular security patrols in place. It remains close to the new highway, partly protected by an acoustic fence.

2 Supporting information

2.1 The site is shown edged red on the attached plan (Appendix 1) and comprises approximately 11.4 acres.

2.2 We have undertaken all standard internal consultations which have confirmed there is no operational requirement to retain this property.

2.3 The disposal of this site will be subject to achieving best value in accordance with s.123 of the Local Government Act 1972.

2.4 The Local Member has been notified of our recommendations and has raised no objections.

2.5 Opinions have been sought from a number of local estate agents on the range of open market values to be anticipated and a formal appointment to market the site can be commissioned if this Decision is confirmed.

2.6 Delayed marketing can leave vulnerable assets subject to vandalism, and increase estate and other management costs. The County Council continues to secure and negotiate relevant covenants over assets, where appropriate. This enables the County Council to review or share in any added value activities that might arise on the land in the future. In this instance, disposal is intended for use as a single private dwelling.

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 a) this property be declared surplus to County Council requirements and b) authority delegated to the Chief Operating Officer to negotiate and agree terms for this property, to enable the Council to obtain best value in line with s.123 of the Local Government Act 1972.

KEVIN FOSTER Chief Operating Officer

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LOCAL MEMBERS

Councillor Kathryn Field

BACKGROUND DOCUMENTS: None

Appendix 1 Site Plan