

Committee: Lead Member for Resources

Date: 14 November 2017

Title of Report: Old Nursery Building and land at Catsfield Road, Crowhurst

By: Chief Operating Officer

Purpose of Report: To seek Lead Member approval to formally declare the holding surplus to operational requirements in order to enable its disposal.

Recommendation:

The Lead Member for Resources is recommended to:-

- 1) Declare the County Councils interest in the Old Nursery site, Catsfield Road Crowhurst as surplus to 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 accordance with Section 123 of the Local Government Act 1972.
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1. Background

1.1 The property comprises a vacant farm building with brick walls under a clay-tiled roof, together with 2 acres of agricultural land.

1.2 The Old Nursery holding was acquired by the County Council in 1920 under the Small Holdings and Allotments Act 1908–1919. As it is agricultural land acquired before 1935, Crichel Down rules do not apply, so there is no need to find nor offer the site back to the original vendor.

1.3 The Old Nursery holding has been vacant for some years and is not required for operational purposes.

2. Supporting Information

2.1 An internal consultation with all Council Services has concluded that there is no operational requirement for this property.

2.2 The Local Member has been informed and has raised no objections to disposing of this property.

2.3 The site secured planning consent on Appeal, following an earlier refusal of consent by Rother District Council. The consent is for a change of use from an agricultural building to a residential dwelling and was secured in June 2016. The property can be converted into a 2 bedroom dwelling, offering 110m² of living space and a parking area. The 2 acres of land around the building will be offered with the holding, subject to clawback in the event of future development arising or being secured.

2.4 The County Council's freehold interest in the site is shown on the attached plan (Appendix 1)

2.5 Estate Agents have recommended the property be openly marketed at an asking price in the region of £275,000.

3. Conclusion and Reason for Recommendations

3.1 Whilst vacant the property poses an ongoing liability for maintenance and site security. Although the property is currently uninhabitable, this will have limited effect on its marketability due

to the current planning permission in place.

3.2 It is recommended that this property be declared surplus to County Council Operational requirements and that authority be delegated to the Chief Operating Officer to negotiate and agree terms for the sale of this property, and to secure best value in accordance with s.123 of the Local Government Act 1972.

KEVIN FOSTER
Chief Operating Officer

Contact Officer: Kate Nicholson Assistant Surveyor
Tel. No. 01273 336 487
Email: kate.nicholson@eastsussex.gov.uk

LOCAL MEMBERS

Councillor Kathryn Field

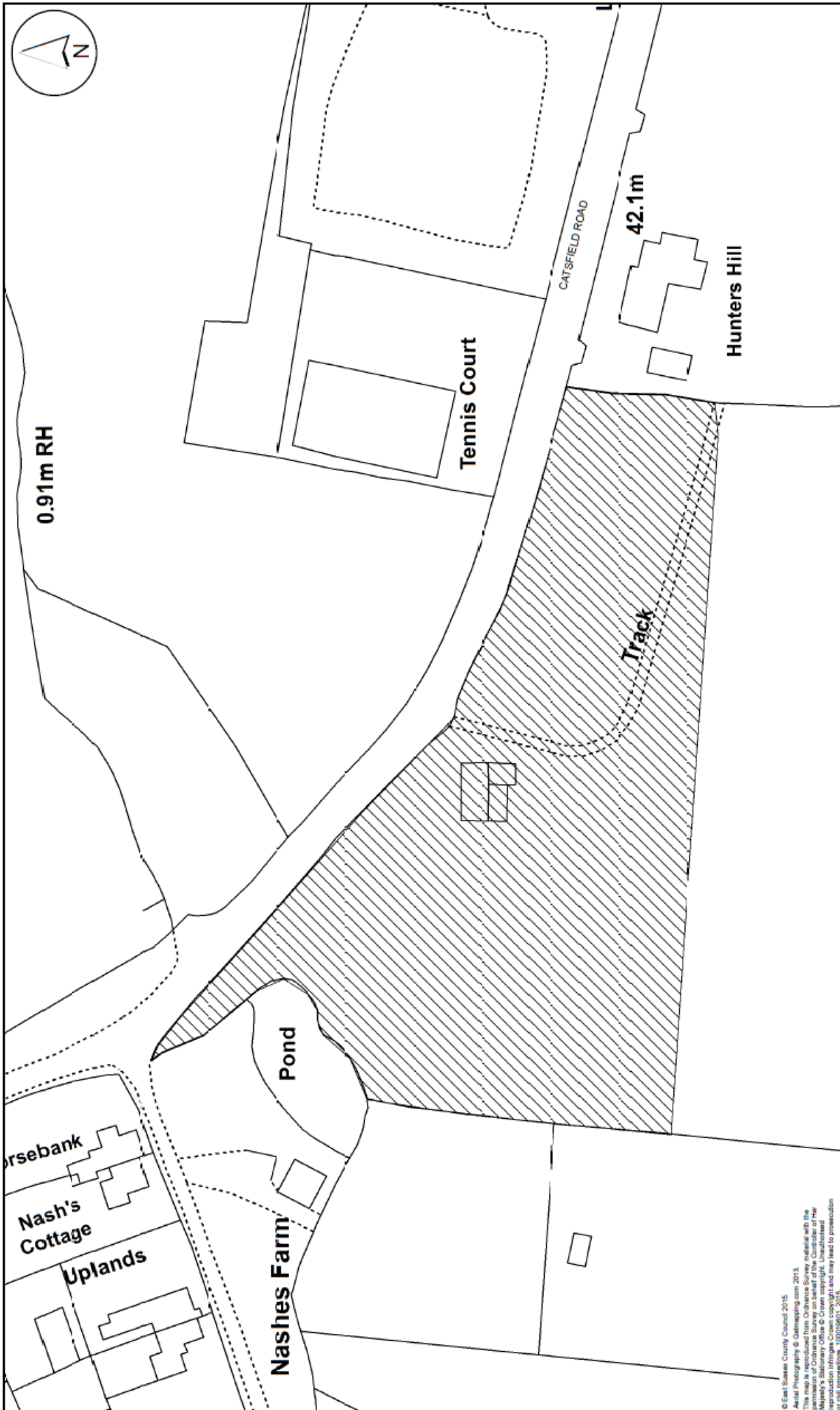
BACKGROUND DOCUMENTS

Appendix I – Plan of Old Nursery, Crowhurst

Whole site is hatched in black.

(Not to scale)

Appendix I – Plan of Old Nursery



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 2015 P10018057, 2015.

Map Title: Old Nursery, Crowhurst

Date: 26.10.17

Scale: 1:1,000

Map No: 001

Author: KVN

