

LAND NORTH OF FEATHERBY WAY

1 SUMMARY

- 1.1 The report concerns a request from Nevendon (South East) Cars, to purchase a piece of land in the Council's ownership adjoining the company's car breaking yard in Purdeys industrial estate, Rochford.

2 INTRODUCTION

- 2.1 The area of land in the Council's ownership is a narrow strip measuring approximately 6 metres x 118 metres and is shown outlined in black on the attached plan (Appendix 1). The company's site adjoins the Council's land immediately to the north, and is indicated by hatching on the plan.
- 2.2 Nevendon wishes to acquire the land to extend its site and car parking area, the access arrangements to the breakers site will remain, as at present, from Brickfields Way and no new access is proposed over the land to be acquired.

3 DISCUSSION

- 3.1 The site is a residual area that originally formed part of a larger parcel of land in the ownership of the Council, which included both the area of land that Nevendon occupies and the adjoining Kirby's breakers yard. The Council acquired the entire area in the early 80's to facilitate a planned relocation of car breakers in the District.
- 3.2 The retained land that is the subject of this report appears to have been intended as a landscaped buffer to screen the adjacent industrial uses. However, the area has not been integrated with the development of the industrial estate and has remained neglected. The area is not maintained, it is largely overgrown and it attracts waste despite being enclosed by a high metal fence.
- 3.3 The site does not serve any planning purpose as an amenity or landscaped area and in its current condition it is a wasted resource to the Council and the industrial estate.
- 3.4 The site is only of value to adjacent premises and whilst expressions of interest have not been received from other neighbouring parties this would be explored as part of the sale process to ensure the Council achieves the best price on disposal.

4 FINANCIAL IMPLICATIONS

- 4.1 Disposal of the land would provide a capital receipt for the Council.

5 LEGAL IMPLICATIONS

- 5.1 The Council is required to achieve the best price on the disposal of its assets. Sale of the land would be at market value and subject to appropriate covenants to regulate the use of the area.

6 RECOMMENDATION

- 6.1 It is proposed that the Committee **RESOLVES**

That the land north of Featherby Way, Rochford, shown outlined in black on the attached plan, Appendix 1, be offered for sale at market value, subject to the purchaser paying the Council's legal fees, costs and valuation expenses and on such other terms and conditions as the Head of Legal Services considers appropriate.

Albert Bugeja

Head of Legal Services

Background Papers:-

Letter from Nevendon dated 22nd February 2005

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