

18/14



HARTLEPOOL BOROUGH COUNCIL

OFFICER DECISION RECORD

Department: Regeneration & Neighbourhoods Directorate

Division: Asset Management Section

Date of Decision / Issue of Licence: 4th September 2018

Officer Making Decision: Tim Wynn (Strategic Asset Manager)

Subject / Description & Reason for Decision: Property - Sale of Land at 10 Mary Rose Close Seaton Carew

Sale of freehold interest in land adjoining 10 Mary Rose Close Seaton Carew to the owner of 10 Mary Rose Close.

Sale of land at full market value at a price less than £30,000

The sale terms are considered to represent market value and planning permission has been granted for the change of use from public open space to garden land. The sale is subject to advertisement of a proposed sale of public open space land.

A number of residents in Harvester Close and Mary Rose Close have enclosed Council owned land without permission and letters have recently been sent to all those who have done so asking them to vacate the land. In response to this the owners of 10 Mary Rose Close asked to purchase the land, for which they already have planning permission for change of use to garden land, and terms have been agreed with them as outlined above. The terms are considered to represent the market value of the land.

The land, whilst being public open space land, is not of a high quality and the grant of planning permission indicates that there are no pressing planning reasons to retain it as open space land. The sale will contribute to the Medium Term Financial Strategy.

Approval to sale of land

ODR No.: TO BE COMPLETED BY DST

Type of Decision: Non Key

Nature of Delegation Being Exercised: Committee Delegated Authority

The Director of Regeneration and Neighbourhoods has delegated powers for a variety of transactions within a prescribed threshold which is currently £30,000 in capital value and £12,000 in rental value. The powers are to approve land and property disposals, leases, lettings, licences, wayleaves, easements, undertaking and concluding rent reviews, lease renewals and the release and amendments of restrictions, covenants and other land and property matters within the prescribed thresholds as approved by the Council.

Delegated Powers Authority was approved at Finance & Policy Committee on 18 July 2012

Alternative Options Considered & Rejected:

Take action to regain possession of the land from the prospective purchaser who is already in occupation of the property.

Any Declared Register of Interest

No

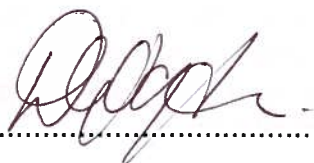
OFFICER WITH THE DELEGATION

NAME: Tim Wynn

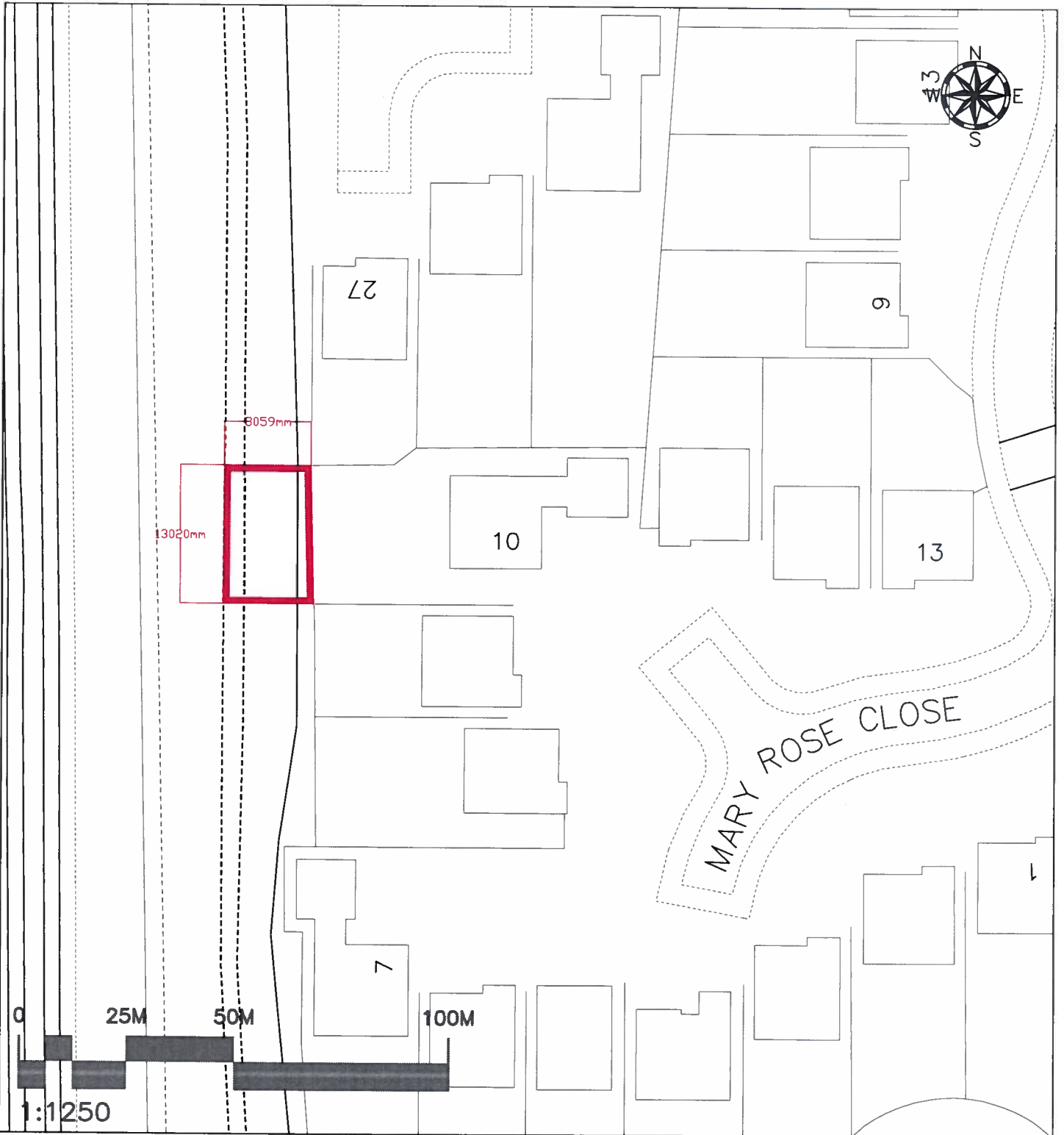


POSITION: Strategic Asset Manager

In consultation with Denise Ogden, Director of Regeneration and Neighbourhoods



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LOCATION	Land at Mary Rose Close, Hartlepool	DRAWN BY	CT	DATE	10/07/18	
	AREA - 107.26 sq/m	SCALE	1:500			
DEED PACKET	CE191921	OS MAP	NZ 5130		DRWG NO	E/S/863a



HARTLEPOOL BOROUGH COUNCIL
Regeneration & Neighbourhoods

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