



HARTLEPOOL BOROUGH COUNCIL

OFFICER DECISION RECORD

Department: Regeneration & Neighbourhoods Directorate

Division: Asset Management Section

Date of Decision / Issue of Licence: 19th September 2018

Officer Making Decision: Tim Wynn (Strategic Asset Manager)

Subject / Description & Reason for Decision: Property - Sale of Land at The Fens Hart Village

Sale of freehold interest in a small area of land shown hatched on the attached plan at the Fens Hart adjoining a site to be developed for housing.

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

The sale terms are considered to represent market value. The land in question was included in the outline planning application for the development site (Reference H/2015/0209). Consent was granted on 30th March 2017 and the land therefore has the benefit of outline consent for the development. The addition of the land to the development site will enhance one of the proposed plots which would otherwise have a smaller front garden. The land is part of the farm business tenancy letting to J Brown but the tenant has agreed to surrender the land. A crossing of the burn which divides the field will be provided by the developer and this will make working the field easier.

The sale will contribute to the Capital Receipts target.

Approval to sale of land

Terms have also been agreed for the grant of a drainage easement but this is dealt with in a separate Decision Record.

Type of Decision: Non Key

ODR No.: TO BE COMPLETED BY DST

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:

Retention of land in Council ownership.

Any Declared
Register of Interest

No

OFFICER WITH THE DELEGATION

NAME: Denise Ogden

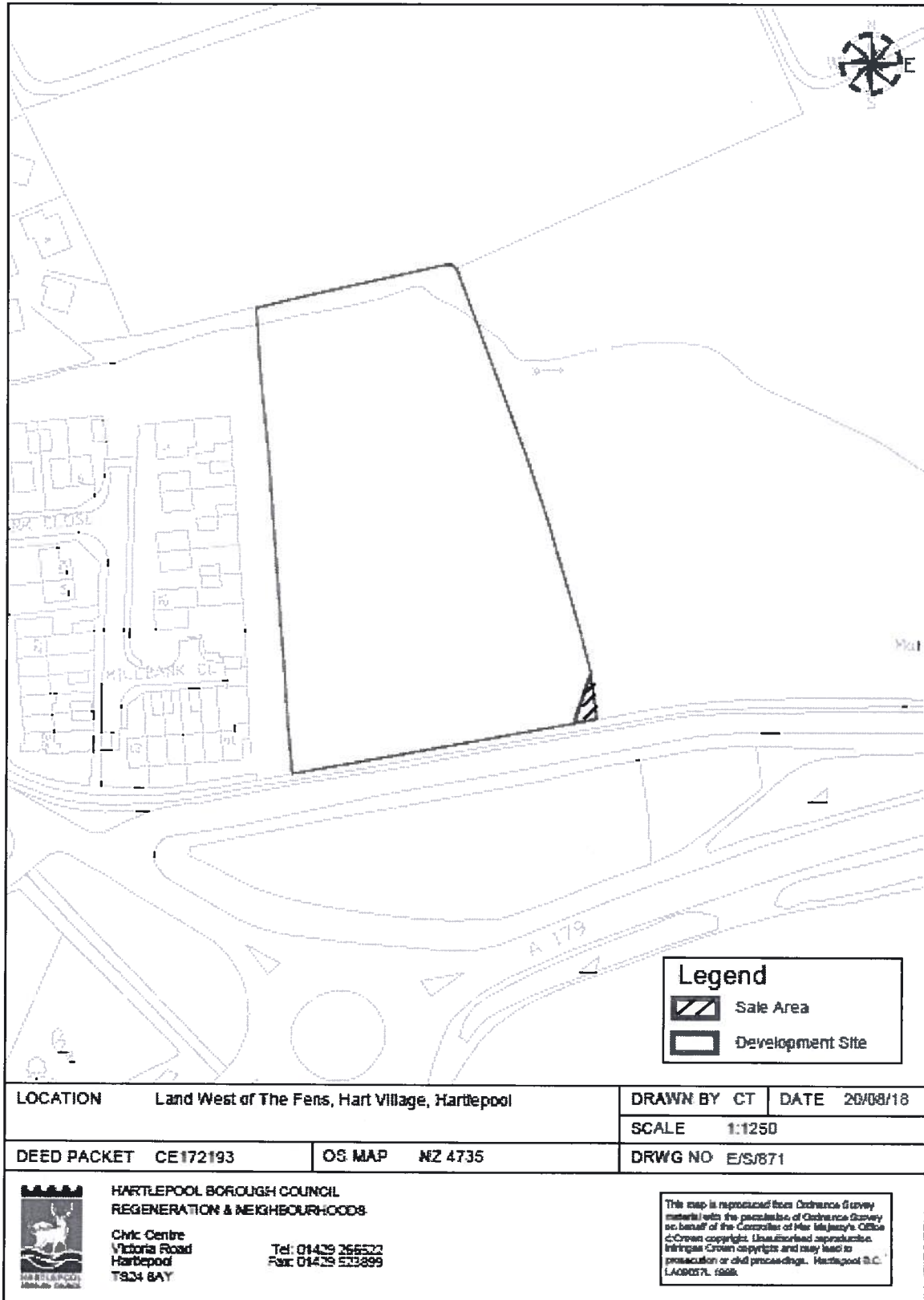


POSITION: Director of Regeneration and Neighbourhoods

In consultation with, Tim Wynn, Strategic Asset Manager


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ODR No.: TO BE COMPLETED BY DST



LOCATION	Land West of The Fens, Hart Village, Hartlepool	DRAWN BY	CT	DATE	20/08/18
		SCALE	1:1250		
DEED PACKET	CE172193	OS MAP	NZ 4735	DRWG NO	E/S/871



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Legend

- Sale Area
- Development Site

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