



Report to Cabinet Member for Resources

Decision to be taken on or after 20 **November 2007**

Decision can be implemented at least 3 working days after decision has been signed.

Cabinet Member Report No. R13.07

There is a confidential appendix, which is exempt by virtue of paragraph 3 of Part I of Schedule 12A of the Local Government Act 1972 because it contains information relating to the financial or business affairs of any particular person (including the authority holding that information).

Title: Lower Shelspit Farm, Nash Road, Thornborough

Date: 12 November 2007

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Electoral Divisions Affected: Winslow

Relevant Overview and Scrutiny Committee: Community and Environmental Services

Summary

Lower Shelspit Farm has been declared surplus and this report seeks consent for the disposal of the property.

Recommendation

To agree:

- (i) To the disposal of Lower Shelspit Farm, Thornborough, as set out in the recommendation in the Confidential Appendix to this report.
- (ii) In the event that Lower Shelspit Farm is not sold to the preferred bidder that authority is delegated to the Head of Property Services to offer the farm to another party, selected parties or to remarket the farm, and to approve the disposal price and other terms in consultation with the Cabinet Member for Resources.

A. Narrative setting out the reasons for the decision

1. Approval to the disposal is sought as Lower Shelspit Farm has been declared surplus and to raise a capital receipt to help fund the capital programme.

Description

2. Lower Shelspit Farm consists of a 3 bedroom detached farmhouse which requires full refurbishment and improvement. A small range of traditional farm buildings. In addition there are two pasture fields amounting to about 12.80 hectares (31.63 acres) which had previously been let separately from the farmhouse and buildings. The total area of the farm is about 13.29 hectares (32.84 acres).
3. It is situated just to the east of Thornborough off the Nash Road.

Planning

4. The farm has agricultural status and is considered to have no development potential.

Instructions and Marketing

5. Faulkners of Kings Langley were instructed to advise on the disposal of the farm.
6. They recommended disposal of the farm by private treaty with advertising in the local and farming press.
7. Following their marketing Faulkners' have reported the offers received and have made recommendations which are set out in the CONFIDENTIAL APPENDIX.
8. As with all disposals there is a risk the disposal to the preferred purchaser may not proceed. Should this happen authority is sought to delegate to the Head of Property Services:

authority to offer the farm to another party, selected parties or to remarket the farm, and authority to approve the disposal price and other terms in consultation with the Cabinet Member for Resources.

B. Other options available, and their pros and cons

9. Not to dispose of the farm although this is not recommended as it has been declared surplus and the capital receipt will help contribute to the future capital programme.
10. Not to accept the offer from the preferred bidder but this is not recommended by Faulkners.

C. Resource implications

11. There will be a capital receipt to help fund the capital programme.

Value For Money (VFM) Self Assessment

12. Effectiveness: C This activity will contribute to the delivery of an outcome from the Corporate Plan.

Efficiency: C This approach will ensure that the Council will be externally assessed as being in line with good practice in this area of work.

Economy: E This approach has no impact on service economy, however a capital receipt will be achieved through the disposal of the property.

E. Legal implications

13. The Head of Legal and Democratic Services has been consulted on this report and has no comments.

F. Property implications

14. If the recommendation is approved Lower Shelspit Farm will be disposed of resulting in a value for money capital receipt.

G. Other implications/issues

15. None.

H. Feedback from consultation and Local Member views

16. The Local Member has been consulted and no comments have been received.

I. Communication issues

17. None.

J. Progress Monitoring

18. None.

K. Review

19. None.

Background Papers

Confidential Report to Countryside Sub-Committee May 2000
Delegated (Non-key) Report of 15 June 2007

Your questions and views

If you have any questions about the matters contained in this paper please get in touch with the Contact Officer whose telephone number is given at the head of the paper.

If you have any views on this paper that you would like the Cabinet Member to consider, or if you wish to object to the proposed decision, please inform the Democratic Services Team by 5.00pm on 19 November 2007. This can be done by telephone (to 01296 383610), Fax (to 01296 382538), or e-mail to cabinet@buckscc.gov.uk