

**Disposal of Land**  
(PTE/3/14)

**Report of the Executive**

1. **Introduction**

- 1.1 The purpose of this report is to seek approval for the Executive to dispose of land at No. 2-4 West Derby Road, Liverpool.
- 1.2 The Executive has received an offer of £18,000.00 to purchase the land from the owners of the adjacent property. The adjacent property owners are The Lofts (Ormskirk) Management Limited.

2. **Background**

- 2.1 The location which was in use previously as a public house, is an irregular shaped site extending to approximately 275m<sup>2</sup> (0.056 acres) and was purchased as part of the proposed Tram scheme to enable the powers to be to remain active as the project remained part of the current Local Transport Plan at that time. (see attached site plan).
- 2.2 The site has a frontage onto the corner of Brunswick Road and West Derby Road. This frontage retains the front walls of the public house previously on the site, the remainder of the public house is substantially demolished and overgrown with vegetation.
- 2.3 The plot of land is held as Freehold with no active covenants to its use.
- 2.4 There have been numerous instances of fly tipping on the site and adjacent waste land. The owners of waste land in the immediate vicinity, including the Executive, have been served with an Environmental Enforcement Order from Liverpool City Council to improve the look of the site.
- 2.5 Minimal works to improve the site have been completed by Ascot Property Group in 2013.

### 3. **Financial Implications**

- 3.1 The plot was originally purchased for £106,174 including fees, from KTW Properties Limited on 21 May 2009.
- 3.2 The site has subsequently been assessed by the District Valuer who advised that the site had little value. The DV recommended that the purchase of the site by the adjacent landowner/ developer would realise the maximum value.
- 3.3 If approval is given to dispose of the land the Executive will incur an impairment charge of £88,174 on the carrying value in the balance sheet as at 31/3/13. The Executive incurs no residual costs in respect of owning the land. Post sale the Executive will not be required to make good the land and will save any costs of maintaining the land that are currently being expended.

### 4. **Risk Assessment Implications**

A risk assessment has been completed and the impact and likelihood of a negative effect on the organisation is low.

### 5. **Environmental Issues**

- 5.1 There is no evidence of contamination either above or below ground on the site.
- 5.2 The site is derelict and further notices could be served on the Executive to clear the site.

### 6. **Conclusions**

Ascot Property Group, who are acting for the landowner, completed a valuation report on the site in August 2012. Since that valuation was completed there has been no appreciable increase in land values in this area of the city. The District Valuer states that there is little likelihood of an improved offer in the absence of any progress with development schemes adjacent to the site. The District Valuer has commended the offer price of £18,000 to the Executive.

### 7. **Recommendations**

The Authority is recommended to:-

- (a) approve the disposal of land located at No. 2-4 West Derby Road, Liverpool by the Executive; and

- (b) approve the acceptance of the offer of £18,000.00 submitted by The Lofts (Ormskirk) Management Limited for the land.

**Background Papers**

None

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