

EXECUTIVE DECISION NOTICE

SERVICE AREA:	PLACE Strategic Property
SUBJECT MATTER:	PROPOSED ROUTE TO MARKET FOR LAND FORMERLY BEING THE SITE OF LONGDENDALE ACTIVITY CENTRE, MANLEY GROVE, HATTERSLEY
DECISION:	That it be DETERMINED: To approve the proposed route to market for the sale of land being formerly the Longdendale Activity Centre at Manley Grove, Hattersley by way of private treaty by appointing an agent to act on behalf of the Council and advertise the property on the open market and invite bids for the site.
DECISION TAKER(S):	Councillor Jack Naylor
DESIGNATION OF DECISION TAKER (S):	Executive Member for Finance and Resources
DATE OF DECISION:	18 December 2024
REASON FOR DECISION:	To comply with the corporate policy for the disposal of Council owned land.
ALTERNATIVE OPTIONS REJECTED (if any):	<ol style="list-style-type: none">1. Do nothing and incur vacant land costs and the potential for other parties to claim the land. This has been rejected due to the financial implication and risk to a Council owned asset.2. Consider an alternative route to market. The property could be sold by public auction, but it is considered that a large tract of land such as this will attract interest from regional builders and a higher price will be obtained by a private treaty sale.
CONSULTEES:	Ward Members will be consulted as part of the disposal process.
FINANCIAL IMPLICATIONS: (Authorised by Borough Treasurer)	<p>The report sets out details for the Council to approve the route to market for the proposed disposal of land at Manley Grove, Hattersley by private treaty by inviting open market bids via an agent . The land is currently surplus to the requirements of the Council and the sale of the subject property will generate a capital receipt.</p> <p>The disposal price is supported by an independent external RICS “red book” valuation as required by current valuation protocols. Disposals of assets support both the delivery of the capital programme and reduce running costs for assets with those costs associated with them. Capital receipts from the sale or disposal of Council owned land and buildings are a critical source of funding for the Council’s Capital Programme.</p> <p>The sale of the subject property will generate a capital receipt that would support the Council’s capital programme. The level</p>

	of the capital receipt will be determined through the marketing process and inviting offers for the site, which along with the RICS Red Book valuation will demonstrate compliance with s123 of the Local Government Act 1972	
LEGAL IMPLICATIONS: (Authorised by Borough Solicitor)	<p>This report seeks to approve the route to market for disposal of the property.</p> <p>The Council must ensure that it complies with its Constitution, Disposals Policy and all relevant laws when deciding to sell a property.</p> <p>It is anticipated that a further report will be brought forward once a purchaser has been found and that report will confirm compliance.</p>	
CONFLICT OF INTEREST:	None.	
DISPENSATION GRANTED BY STANDARDS COMMITTEE ATTACHED:	N/A.	
ACCESS TO INFORMATION:	CONFIDENTIAL	
	APPENDIX 2 is not for Publication: It contains exempt information relating to paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972 (as amended) in that it relates to the private financial and business affairs of the Council.	
BACKGROUND INFORMATION:	Appendix 1	Plan
	Appendix 2	RICS Red Book valuation
	<p>The background papers relating to this report can be inspected by contacting Nigel MacDonald, Senior Valuer</p> <p> Telephone: 0161-342-2001</p> <p> E-mail: Nigel.MacDonald@tameside.gov.uk</p>	



Signed
Councillor Jack Naylor
Executive Member for Finance and Resources.

Dated: 18 December 2024