

Notice of Meeting

Cabinet Member for Property, Waste and Infrastructure Decisions



Date and Time

Tuesday, 29 October
2024
11.00 am

Place

Woodhatch Place, 11
Cockshot Hill,
Reigate, Surrey ,RH2
8EF

Contact

Joss Butler
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Web:

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Cabinet Member:
Natalie Bramhall

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If you would like to attend and you have any special requirements, please email Joss Butler on joss.butler@surreycc.gov.uk. Please note that public seating is limited and will be allocated on a first come first served basis.

AGENDA

1 DECLARATIONS OF INTEREST

All Members present are required to declare, at this point in the meeting or as soon as possible thereafter

- i. Any disclosable pecuniary interests and / or
- ii. Other interests arising under the Code of Conduct in respect of any item(s) of business being considered at this meeting

NOTES:

- Members are reminded that they must not participate in any item where they have a disclosable pecuniary interest
- As well as an interest of the Member, this includes any interest, of which the Member is aware, that relates to the Member's spouse or civil partner (or any person with whom the Member is living as a spouse or civil partner)
- Members with a significant personal interest may participate in the discussion and vote on that matter unless that interest could be reasonably regarded as prejudicial.

2 PROCEDURAL MATTERS

a MEMBERS' QUESTIONS

The deadline for Members' questions is 12pm four working days before the meeting (*23 October 2024*).

b PUBLIC QUESTIONS

The deadline for public questions is seven days before the meeting (*22 October 2024*).

c PETITIONS

The deadline for petitions was 14 days before the meeting, and no petitions have been received.

3 DISPOSAL OF 2 COPSE EDGE, NEW INN LANE, GUILDFORD, GU4 7HS

(Pages
7 - 16)

This report seeks approval of the Cabinet Member for Property, Waste, and Infrastructure to the freehold disposal of 2 Copse Edge, New Inn Lane, Guildford, GU4 7HS following an open market campaign. The asset is offered with full vacant possession with Surrey County Council (The Council) accepting, as part of the transaction, a part surrender of the current headlease held over the asset by Halsey Garton Residential Ltd (HGR).

- 4 DISPOSAL OF THE BUNGALOW DEVELOPMENT SITE, (ROSE BUNGALOW, 2 PARKVIEW BUNGALOW, 3 PARKVIEW BUNGALOW, NORBURY PARK, MICKLEHAM, DORKING, RH5 6DN)** (Pages 17 - 26)

This report seeks approval of the Cabinet Member for Property, Waste, and Infrastructure to the freehold disposal of The Bungalow Development Site, (comprising of Rose Bungalow, 2 Parkview Bungalow, 3 Parkview Bungalow and land at Norbury Park, Mickleham, Dorking, RH5 6DN) following an open market campaign. The asset is to be sold with full vacant possession and Surrey County Council (The Council) will accept, as part of the transaction, a surrender of the current head-leasehold interests held over the bungalows by Halsey Garton Residential Ltd (HGR).

- 5 SURPLUS DECLARATION AND DISPOSAL OF LAND PARCELS A & B, BURPHAM COURT FARM, CLAY LANE, GUILDFORD** (Pages 27 - 32)

This report seeks approval from the Cabinet Member for Property, Waste, and Infrastructure, in conjunction with the Leader and Deputy Leader to approve:

- i) The surplus declaration of the landholdings known as Parcels A & B at Burpham Court Farm, Clay Lane, Guildford to facilitate its disposal.
- ii) An unconditional disposal to Guildford Borough Council (GBC) on the terms as outlined in the attached Part 2 report.

- 6 SURPLUS DECLARATION AND JOINT MARKETING- LAND AT DEEPDENE AVENUE, DORKING** (Pages 33 - 48)

This report seeks Cabinet Member approval to declare land formally surplus to operational requirements to facilitate its disposal through a joint marketing exercise with the Surrey Police and Crime Commissioner (the Police).

7 EXCLUSION OF THE PUBLIC

RECOMMENDED: That under Section 100(A) of the Local Government Act 1972, the public be excluded from the meeting during consideration of the following items of business on the grounds that they involve the likely disclosure of exempt information under the relevant paragraphs of Part 1 of Schedule 12A of the Act.

- 8 DISPOSAL OF 2 COPSE EDGE, NEW INN LANE, GUILDFORD, GU4 7HS** (Pages 49 - 54)

Part 2 Report for Item 3.

This Part 2 report contains information which is exempt from Access to Information requirements by virtue of paragraph 3, "Information relating to the financial or business affairs of any particular person (including the authority holding that information)".

- 9 DISPOSAL OF THE BUNGALOW DEVELOPMENT SITE, (ROSE BUNGALOW, 2 PARKVIEW BUNGALOW, 3 PARKVIEW BUNGALOW, NORBURY PARK, MICKLEHAM, DORKING, RH5 6DN)** (Pages 55 - 60)

Part 2 Report for Item 4.

This Part 2 report contains information which is exempt from Access to Information requirements by virtue of paragraph 3, "Information relating to the financial or business affairs of any particular person (including the authority holding that information)."

- 10 SURPLUS DECLARATION AND DISPOSAL OF LAND PARCELS A & B, BURPHAM COURT FARM, CLAY LANE, GUILDFORD** (Pages 61 - 64)

Part 2 Report for Item 5.

This Part 2 report contains information which is exempt from Access to Information Requirements by virtue of Schedule 12A Local Government Act 1972, paragraph 3, "Information relating the financial or business affairs of any particular person (including the authority holding that information)".

- 11 SURPLUS DECLARATION AND JOINT MARKETING- LAND AT DEEPDENE AVENUE, DORKING** (Pages 65 - 68)

Part 2 Report for Item 6.

This Part 2 report contains information which is exempt from Access to Information Requirements by virtue of Schedule 12A Local Government Act 1972, paragraph 3, "Information relating to the financial or business affairs of any particular person (including the authority holding that information)".

Terence Herbert
Chief Executive
Published: 21 October 2024

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Thank you for your co-operation.

QUESTIONS AND PETITIONS

Cabinet and most committees will consider questions by elected Surrey County Council Members and questions and petitions from members of the public who are electors in the Surrey County Council area.

Please note the following regarding questions from the public:

1. Members of the public can submit one written question to a meeting by the deadline stated in the agenda. Questions should relate to general policy and not to detail. Questions are asked and answered in public and cannot relate to “confidential” or “exempt” matters (for example, personal or financial details of an individual); for further advice please contact the committee manager listed on the front page of an agenda.
2. The number of public questions which can be asked at a meeting may not exceed six. Questions which are received after the first six will be held over to the following meeting or dealt with in writing at the Chairman’s discretion.
3. Questions will be taken in the order in which they are received.
4. Questions will be asked and answered without discussion. The Chairman or Cabinet members may decline to answer a question, provide a written reply or nominate another Member to answer the question.
5. Following the initial reply, one supplementary question may be asked by the questioner. The Chairman or Cabinet members may decline to answer a supplementary question.

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SURREY COUNTY COUNCIL



SURREY

DATE: 29 OCTOBER 2024

REPORT OF CABINET MEMBER: NATALIE BRAMHALL, CABINET MEMBER FOR PROPERTY, WASTE AND INFRASTRUCTURE

LEAD OFFICER: DIANE WILDING, DIRECTOR OF LAND AND PROPERTY

SUBJECT: DISPOSAL OF 2 COPSE EDGE, NEW INN LANE, GUILDFORD, GU4 7HS

ORGANISATION STRATEGY PRIORITY AREA: GROWING A SUSTAINABLE ECONOMY SO EVERYONE CAN BENEFIT/ EMPOWERING COMMUNITIES

SUMMARY OF ISSUE:

This report seeks approval of the Cabinet Member for Property, Waste, and Infrastructure to the freehold disposal of 2 Copse Edge, New Inn Lane, Guildford, GU4 7HS following an open market campaign. The asset is offered with full vacant possession with Surrey County Council (The Council) accepting, as part of the transaction, a part surrender of the current headlease held over the asset by Halsey Garton Residential Ltd (HGR).

A separate Part 2 report contains information which is exempt from Access to Information Requirements by virtue of Schedule 12A Local Government Act 1972, paragraph 3, "Information relating to the financial or business affairs of any particular person (including the authority holding that information)".

RECOMMENDATIONS:

It is recommended that the Cabinet Member:

1. Formally declares the asset surplus to operational requirements (in consultation with The Leader and Deputy Leader).
2. Approves the sale of 2 Copse Edge, New Inn Lane, Guildford, GU4 7HS to the party, at the price and subject to the conditions, noted in the Part 2 report. The sale is conditional upon the simultaneous surrender of the headlease held over the asset by HGR which has been agreed by the HGR Board.
3. Approves, in conjunction with the Leader, the acquisition of the leasehold interest held by HGR over the property at the premium noted in the Part 2

report. The premium for the surrender of HGR's interest is payable by the Council from the gross receipt with both parties bearing their own costs and appointments of their own professional team.

4. Delegates authority to the Executive Director, Environment, Property and Growth in consultation with the Director of Land and Property to finalise the transaction and enter into all associated legal agreements.

Reasons for recommendations:

- Following an open marketing campaign of the vacant property known as 2 Copse Edge, New Inn Lane, Guildford, GU4 7HS terms have been agreed to sell the freehold interest to the party, and at the price, noted in the Part 2 report.
- The asset was part of an early tranche of residential properties transferred by the Council to HGR in August 2020, with a premium paid by HGR to the Council for a head-leasehold interest. In accordance with the emerging Company Strategy to divest of certain assets, HGR have requested it be handed back to the Council and sold.
- The Cabinet Member is asked to formally declare the asset surplus to operational requirement under the Council's constitution.
- The property is not required for any operational purposes.

Executive Summary:

1. The property consists of a semidetached house which was transferred to HGR by the Council under a 40-year lease in August 2020. At the time of transfer, the property was tenanted. The tenants vacated on the 4 March 2024.
2. The property has been openly marketed by residential marketing agents, Curchods, on a freehold and vacant possession basis subject to contract and survey. Following the marketing campaign, which included thirty viewings over a period of 5 weeks, 10 formal offers were received by parties noted in the Part 2 report.
3. Curchods recommended the party best placed to proceed based on status enquiries with notable underbidders as outlined in the Part 2 report.
4. HGR holds a 40-year lease at a peppercorn rent (expiring August 2060) over this asset but in accordance with the Company Strategy it is now seeking to divest of certain assets rather than incur further capital expenditure. A premium will be paid to HGR from the gross capital receipt of the sale of to reflect its surrender value.

5. Given the property's overall condition as well as further investment needed, it is not deemed appropriate to be retained by the Council.

CONSULTATION:

6. The following have been consulted on the proposal within this report:

- HGR Board.
- Shareholder Investment Panel.
- Strategic Investment Board.
- Property Panel.

RISK MANAGEMENT AND IMPLICATIONS:

7. Risks identified at this stage and mitigating actions are set out below:

	Risk description	Mitigation
1	Purchaser withdraws from the purchase	The Council has ability to remarket the asset.
2	Void costs	HGR continue to manage the asset until its formal sale. See Part 2 report.
3	Mortgage-ability and funding	See Part 2 report.
4	Net Zero Carbon targets	The purchaser will be responsible for any upgrades to the asset
5	Survey	See Part 2 report.

Financial and value for money implications:

8. The transaction arises from an open marketing campaign which secured 10 bids.
9. The highest bid was confirmed as best value by the marketing agents with the Part 2 report outlining the range of underbidders. It is recommended that a variance (see Part 2 report) be approved to cover any subsequent renegotiation of the reported bid price arising from any unforeseen Title or Survey issues during the final conveyance process. If this offer is withdrawn, the underbidders would be re-approached, or the asset subsequently remarketed to secure a bid at the minimum acceptable level, outlined in the Part 2 report.
10. The disposal will be subject to costs of sale including legal and agency fees which will be approximately 2% of the sale value.

11. The leasehold arrangements between the Council and HGR will be surrendered simultaneous with completion. There are no revenue implications for the Council as the asset is leased at a peppercorn rent.

Section 151 Officer commentary:

12. The Council continues to operate in a very challenging financial environment. Local authorities across the country are experiencing significant budgetary pressures. Surrey County Council has made significant progress in recent years to improve the Council's financial resilience and whilst this has built a stronger financial base from which to deliver our services, the cost-of-service delivery, increasing demand, financial uncertainty and government policy changes mean we continue to face challenges to our financial position. This requires an increased focus on financial management to protect service delivery, a continuation of the need to deliver financial efficiencies and reduce spending in order to achieve a balanced budget position each year.
13. In addition to these immediate challenges, the medium-term financial outlook beyond 2024/25 remains uncertain. With no clarity on central government funding in the medium term, our working assumption is that financial resources will continue to be constrained, as they have been for the majority of the past decade. This places an onus on the Council to continue to consider issues of financial sustainability as a priority, in order to ensure the stable provision of services in the medium term.
14. The proposal in this report supports the wider strategy for asset rationalisations and the capital receipt supports the funding of the capital programme, as assumed in the Medium-Term Financial Strategy. Furthermore, there is no impact on revenue running costs for this building. As such, the Section 151 Officer supports the recommendation.

Legal implications – Monitoring Officer:

This paper seeks approval to dispose of the freehold interest of the property known as 2 Copse Edge, New Inn Lane, Guildford, GU4 7HS by the Council upon surrender of the current leasehold interest held by HGR.

15. The Council has powers under legislation to pursue the proposals set out in this paper. Under Section 123 of the Local Government Act 1972 (LGA 1972), local authorities have the power to dispose of property in any manner they wish subject to the disposal being for the best consideration reasonably obtainable. The Council should ensure that the price for any disposal is "market value" to comply with Section 123 of the Act.
16. As this disposal is conditional upon the simultaneous surrender of the HGR leasehold interest over the asset, authority will also be required for the acquisition by the Council of the leasehold interest prior to the disposal.

17. Due regard to the Council's fiduciary duties to residents in respect of utilising public monies should be considered and the Cabinet Member should be satisfied that the recommendations and any associated expenditure set out in this report represent an appropriate use of the Council's resources.
18. All relevant steps and necessary checks as to the source of funds should be carried out during the transaction in accordance with the Council's Anti- Money laundering procedures.
19. The Cabinet Member has been asked to formally declare the asset as surplus to operational requirements at recommendation 1. For any such declaration, any relevant statutory guidance and the Council's internal processes must be followed.
20. Legal advice should be sought at all relevant stages to ensure the Council meets its obligations.

Equalities and diversity:

21. A full Equality Impact Assessment is not needed as this proposed disposal does not impact adversely on any specific parties, but a sale is seen as a benefit for the wider community given it will be brought back into full use by a locally based resident.
22. The potential implications for the following Council priorities and policy areas have been considered. Where the impact is potentially significant a summary of the issues is set out in detail below.

Area assessed:	Direct Implications:
Corporate Parenting/ Looked After Children	None arising from this report.
Safeguarding responsibilities for vulnerable children and adults	None arising from this report.
Environmental sustainability	None arising from this report.
Compliance against net-zero emissions target and future climate compatibility/resilience	A property disposal has no specific implications. Future refurbishment or development if pursued falls within Guildford BC planning and Net Zero Carbon policy frameworks otherwise supported by the Council
Public Health	None arising from this report.

What Happens Next:

23. Lawyers are already instructed subject to Cabinet Member approval to the proposal in this report. They will be instructed to proceed with the freehold sale to include a simultaneous surrender of the HGR headlease interest once all delegated approvals and signatories have been secured.

Contact Officer:

Name, Graham Glenn, Head of Acquisitions and Disposals.
Estates, Land Property, Tel: 07890 561245

Consulted:

Natalie Bramhall, County Cabinet Member, Property, Waste & Infrastructure, SCC.

Diane Wilding, Director of Land and Property,

Simon Crowther, Executive Director, Environment, Property and Growth, SCC.

HGR Board.

Shareholder Investment Panel.

Strategic Investment Board

Property Panel

Finance Team, SCC (Lousie Lawson, Rachel Wigley)

Property Legal Teams, SCC (Kara Burnett)

Appendices:

Appendix 1 - Marketing details 2 Copse Edge, New Inn Lane, Guildford, GU4 7HS

Sources/background papers: n/a



2 Copse Edge

New Inn Lane, Guildford, Surrey, GU4 7HS

3 Bedrooms | 1 Bathroom | 2 Reception Rooms

Offers in excess of £550,000



Tucked away at the end of a private lane this home benefits from a particularly large plot in a discreet and private setting in the ever-popular area of Burpham. Within easy reach of shops and key-performing local schools, this attractive home delivers well presented, spacious and flexible accommodation. The property is approached by a large driveway which sits adjacent to an attractive front garden. To the rear of the home is an extensive and private rear garden which is a perfect haven for outdoor relaxation and entertaining. Situated within easy access of Guildford town centre and the A3.

EPC D | Council Tax Band E



Key Features

- Semi-detached property situated in the popular area of Burpham village
- Dining room with bay fronted window
- Bright and airy sitting room with an open fireplace
- Well equipped kitchen with breakfast bar
- Recently replaced modern bathroom
- Three well-proportioned bedrooms
- Extensive garden perfect for safe play and alfresco dining
- Off street parking for multiple cars

Location

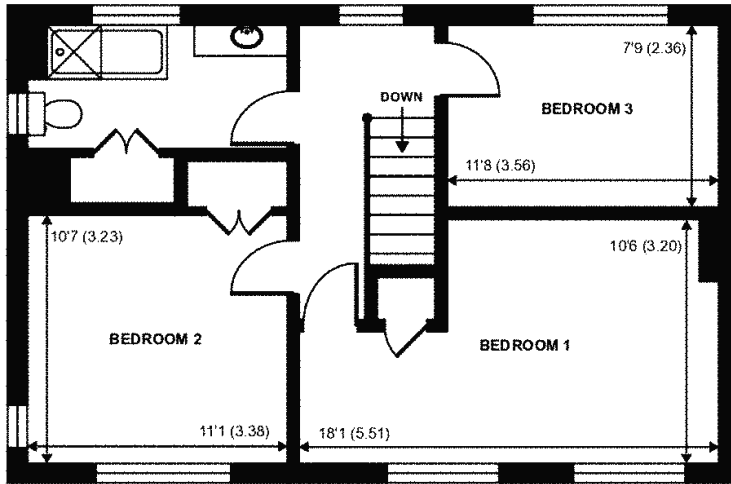
Ideally located on a private road in Burpham village, this property enjoys access to supermarkets and a vibrant local shopping parade with a range of independent shops and restaurants. Set within the catchment area of the outstanding Ofsted rated schools this property will be keenly sought after. With access to the A3 for London and the M25 being close at hand as well as a choice of two stations in Guildford under two miles away this property will also appeal to serious commuters. As the county town, Guildford is a thriving hub with recreational and leisure facilities, it has a beautiful and well serviced High Street incorporating an excellent range of shops, pubs, and restaurants. The town also has access to walks along the River Wey and into the Surrey Hills, so there is much to admire for those seeking the great outdoors.

Additional Information

Our client has advised the property has mains drainage, gas, electric and water.

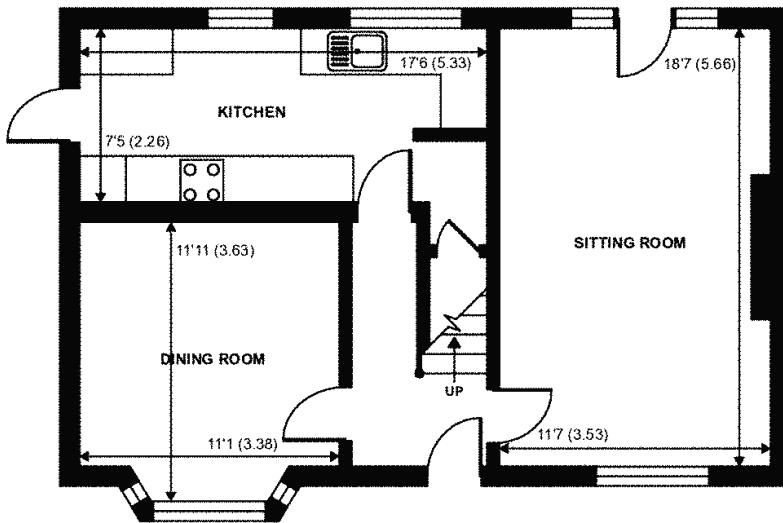


Approximate Area = 1118 sq ft / 103.8 sq m
 Outbuilding = 110 sq ft / 10.2 sq m
 Total = 1228 sq ft / 114 sq m
 For identification only - Not to scale

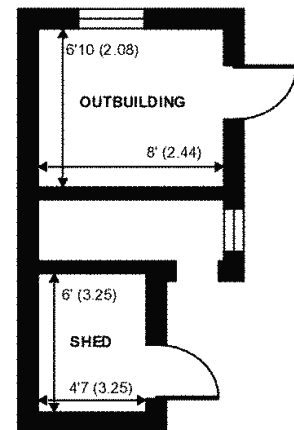


FIRST FLOOR

Simpsons Estate Agents ta Burns & Webber Lettings



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2021. Produced for Simpsons Estate Agents ta Burns & Webber. REF. 687531

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SURREY COUNTY COUNCIL



SURREY

DATE: 29 OCTOBER 2024

REPORT OF CABINET MEMBER: NATALIE BRAMHALL, CABINET MEMBER FOR PROPERTY, WASTE AND INFRASTRUCTURE

LEAD OFFICER: DIANE WILDING, DIRECTOR OF LAND AND PROPERTY

SUBJECT: DISPOSAL OF THE BUNGALOW DEVELOPMENT SITE, (ROSE BUNGALOW, 2 PARKVIEW BUNGALOW, 3 PARKVIEW BUNGALOW, NORBURY PARK, MICKLEHAM, DORKING, RH5 6DN)

ORGANISATION STRATEGY PRIORITY AREA: GROWING A SUSTAINABLE ECONOMY SO EVERYONE CAN BENEFIT/ EMPOWERING COMMUNITIES

SUMMARY OF ISSUE:

This report seeks approval of the Cabinet Member for Property, Waste, and Infrastructure to the freehold disposal of The Bungalow Development Site, (comprising of Rose Bungalow, 2 Parkview Bungalow, 3 Parkview Bungalow and land at Norbury Park, Mickleham, Dorking, RH5 6DN) following an open market campaign. The asset is to be sold with full vacant possession and Surrey County Council (The Council) will accept, as part of the transaction, a surrender of the current head-leasehold interests held over the bungalows by Halsey Garton Residential Ltd (HGR).

A separate Part 2 report contains information which is exempt from Access to Information Requirements by virtue of Schedule 12A Local Government Act 1972, paragraph 3, "Information relating to the financial or business affairs of any particular person (including the authority holding that information)".

RECOMMENDATIONS:

It is recommended that the Cabinet Member:

1. Formally declares the assets forming the site surplus to operational requirements (in consultation with The Leader and Deputy Leader).
2. Approves the sale of The Bungalow Development Site, (Rose Bungalow, 2 Parkview Bungalow, 3 Parkview Bungalow and land at Norbury Park, Mickleham, Dorking, RH5 6DN) to the party, at the price and subject to the conditions, noted in the Part 2 report. The sale is conditional upon the simultaneous surrender of the headlease interests held over part of the site by HGR which has been agreed by the HGR Board.

3. Approves payment of the HGR premium for the surrender of its interest from the gross receipt with both parties bearing their own costs on the appointments of their separate professional team.
4. Delegates authority to the Executive Director, Environment, Property and Growth in consultation with the Director of Land and Property to finalise the transaction and enter into all associated legal agreements.

Reasons for recommendations:

- Following an open marketing campaign of the vacant property known as The Bungalow Development Site, (Rose Bungalow, 2 Parkview Bungalow, 3 Parkview Bungalow and lands at Norbury Park, Mickleham, Dorking, RH5 6DN) terms have been agreed to sell the freehold interest to the party, and at the price, noted in the Part 2 report.
- The three bungalows were part of an early tranche of residential properties transferred by the Council to HGR in August 2020, with a premium paid by HGR to the Council for a head-leasehold interest. HGR have requested it be handed back to the Council to enable its disposal.
- The Cabinet Member is asked to formally declare the asset surplus to operational requirement under the Council's constitution as the property is not required for any operational purpose.

Executive Summary:

1. The property consists of three attached bungalows which were transferred to HGR by the Council under a 40-year lease in August 2020. At the time of transfer, two of the properties were vacant and one was tenanted and in a state of disrepair. All three bungalows are now vacant. The disposal site includes the bungalows and their gardens, with an additional parcel which accommodates the sewage treatment plant serving the premises.
2. The property has been openly marketed by residential marketing agents, Curchods, on a freehold and vacant possession basis subject to contract and survey. Following the marketing campaign, which included twenty viewings over a period of 4 weeks, 5 formal offers were received by parties noted in the Part 2 report.
3. Curchods recommended the highest unconditional offer, based on status and financial terms with notable underbidders as outlined in the Part 2 report.
4. HGR holds a 40-year lease at a peppercorn rent (expiring August 2060) over the assets but has approached the Council to surrender their interest and enable a freehold disposal. A reverse premium will be paid to HGR from the gross capital receipt but limited only to reflect the value of 3 Parkview Bungalow.
5. Given the property's (i) rural location (ii) overall condition as well as (iii) further investment needed, it is not deemed appropriate to be retained by the Council.

CONSULTATION:

6. The following have been consulted on the proposal within this report:

- HGR Board.
- Shareholder Investment Panel.
- Strategic Investment Board.
- Property Panel.

RISK MANAGEMENT AND IMPLICATIONS:

7. Risks identified at this stage and mitigating actions are set out below:

	Risk description	Mitigation
1	Purchaser withdraws from the purchase	The Council has ability to remarket the asset.
2	Void costs	HGR continue to manage the asset until its formal sale. See Part 2 report.
3	Mortgage-ability and funding	See Part 2 report.
4	Net Zero Carbon targets	The site offers a development opportunity which would pass all obligations to the purchaser and form part of planning submissions assessed by Mole Valley District Council
5	Survey	See Part 2 report.

Financial and value for money implications:

8. The transaction arises from an open marketing campaign which secured 5 bids.
9. The highest unconditional bid was confirmed as best value by the marketing agents with the Part 2 report outlining the range of bidders. It is recommended that a variance (see Part 2 report) be approved to cover any subsequent renegotiation of the reported bid price arising from any unforeseen Title or Survey issues during the final conveyance process. If this offer is withdrawn, the underbidders would be re-approached, or the asset subsequently remarketed to secure a bid at the minimum acceptable level, outlined in the Part 2 report.
10. The disposal will be subject to costs of sale including legal and agency fees which will be approximately 2% of the sale value.
11. The leasehold arrangements between the Council and HGR will be surrendered simultaneous with completion.

Section 151 Officer commentary:

12. The Council continues to operate in a very challenging financial environment. Local authorities across the country are experiencing significant budgetary pressures. Surrey County Council has made significant progress in recent years

to improve the Council's financial resilience and whilst this has built a stronger financial base from which to deliver our services, the cost-of-service delivery, increasing demand, financial uncertainty and government policy changes mean we continue to face challenges to our financial position. This requires an increased focus on financial management to protect service delivery, a continuation of the need to deliver financial efficiencies and reduce spending in order to achieve a balanced budget position each year.

13. In addition to these immediate challenges, the medium-term financial outlook beyond 2024/25 remains uncertain. With no clarity on central government funding in the medium term, our working assumption is that financial resources will continue to be constrained, as they have been for the majority of the past decade. This places an onus on the Council to continue to consider issues of financial sustainability as a priority, in order to ensure the stable provision of services in the medium term.
14. The proposal in this report supports the wider strategy for asset rationalisations and the capital receipt supports the funding of the capital programme, as assumed in the Medium-Term Financial Strategy. Furthermore, there is no impact on revenue running costs for these buildings. As such, the Section 151 Officer supports the recommendation.

Legal implications – Monitoring Officer
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15. This paper seeks approval to dispose of the freehold interest of the property assets known as The Bungalow Development Site (forming Rose Bungalow, 2 Parkview Bungalow, 3 Parkview Bungalow) and land at Norbury Park, Mickleham, Dorking, RH5 6DN (the Property). The disposal of the Property is subject to the surrender of the leasehold interest currently held by HGR.
16. The Council has powers under legislation to pursue the proposals set out in this paper. Under Section 123 of the Local Government Act 1972 (the Act), local authorities have the power to dispose of property in any manner they wish subject to the disposal being for the best consideration reasonably obtainable. The Council should ensure that the price for any disposal is "market value" to comply with Section 123 of the Act.
17. As this disposal is conditional upon the simultaneous surrender of the HGR leasehold interest over the Property, authority will also be required for the acquisition by the Council of the leasehold interest prior to the disposal.
18. Due regard to the Council's fiduciary duties to residents in respect of utilising public monies should be considered and the Cabinet Member should be satisfied that the recommendations and any associated expenditure set out in this report represent an appropriate use of the Council's resources.
19. It is noted that this is a cash purchase. All relevant steps and necessary checks as to the source of funds should be carried out during the transaction in accordance with the Council's Anti-Money Laundering procedures.

20. The Cabinet Member has been asked to formally declare the asset as surplus to operational requirements at recommendation 1. For any such declaration, any relevant statutory guidance and the Council's internal processes must be followed.

21. Legal advice should be sought at all relevant stages to ensure the Council meets its obligations.

Equalities and diversity:

22. A full Equality Impact Assessment is not needed as this proposed disposal does not impact adversely on any specific parties, but a sale is seen as a benefit for the wider community given it will be brought back into full use by its development by a locally based resident.

23. The potential implications for the following Council priorities and policy areas have been considered. Where the impact is potentially significant a summary of the issues is set out in detail below.

Area assessed:	Direct Implications:
Corporate Parenting/ Looked After Children	None arising from this report.
Safeguarding responsibilities for vulnerable children and adults	None arising from this report.
Environmental sustainability	None arising from this report.
Compliance against net-zero emissions target and future climate compatibility/resilience	A property disposal has no specific implications. Future refurbishment or development if pursued falls within Mole Valley District Council planning and Net Zero Carbon policy frameworks otherwise supported by the Council
Public Health	None arising from this report.

What Happens Next:

24. Lawyers are already instructed subject to Cabinet Member approval to the proposal in this report. They will be instructed to proceed with the freehold sale to include a simultaneous surrender of the HGR headlease interests once all delegated approvals and signatories have been secured.

Contact Officer:

Name, Graham Glenn, Head of Acquisitions and Disposals.
Estates, Land Property, Tel: 07890 561245

Consulted:

Natalie Bramhall, County Cabinet Member, Property, Waste & Infrastructure, SCC.

Simon Crowther, Executive Director, Environment, Property and Growth, SCC.
Diane Wilding, Director of Land and Property, SCC
HGR Board.
Shareholder Investment Panel.
Strategic Investment Board
Property Panel
Property Legal Teams, SCC (Kara Burnett)
Finance Team, SCC (Louise Lawson, Rachel Wigley)

Appendices:

Appendix 1 - Marketing details The Bungalow Development Site, (Rose Bungalow, 2 Parkview Bungalow, 3 Parkview Bungalow, Norbury Park, Mickleham, Dorking, RH5 6DN)

Sources/background papers: n/a

CURCHODS



The Bungalows, Norbury Park

Mickleham, Surrey, RH5 6DN

Guide Price £675,000

Freehold
Page 23



Offered for sale as a development opportunity is this plot with 3 individual properties being sold as 1 lot. Located in the attractive Norbury Park with glorious views of the Surrey countryside. There is the opportunity to create a lovely home or (STPP) potentially build more than 1 unit. Call the office on 01372 450500 to discuss and arrange to view.



Council Tax Band D

Key Features

- Located in the stunning Norbury Park
- Development opportunity
- Currently 3 pre-fab bungalows
- Cash buyers only

Location

Norbury park is located in the small hamlet of Mickleham that is located midway between Leatherhead and Dorking with the local station being Westhumble with its service to central London. The park has been owned by Surrey county Council since the 1930's and extends to some 530 hectares. The towns of Leatherhead and Dorking have comprehensive shopping facilities along with sports centres and theatres. Junction 9 of the M25 is a five minute drive linking London's two main airports.

Additional Information

Charge for access road

No business allowed at the property

Mains water, electricity, gas, septic tank sewage disposal

The property will be marketed for 28 days then bids will be accepted.

Cash buyers only and offers must be unconditional.



SURREY COUNTY COUNCIL
CABINET MEMBER DECISION



DATE: 29 OCTOBER 2024

REPORT OF CABINET MEMBER: NATALIE BRAMHALL, CABINET MEMBER FOR PROPERTY, WASTE, AND INFRASTRUCTURE

LEAD OFFICER: DIANE WILDING, DIRECTOR OF LAND AND PROPERTY

SUBJECT: SURPLUS DECLARATION AND DISPOSAL OF LAND PARCELS A & B, BURPHAM COURT FARM, CLAY LANE, GUILDFORD

ORGANISATION STRATEGY PRIORITY AREA: GROWING A SUSTAINABLE ECONOMY SO EVERYONE CAN BENEFIT/ TACKLING HEALTH INEQUALITY/ ENABLING A GREENER FUTURE/ EMPOWERING COMMUNITIES

Purpose of the Report:

This report seeks approval from the Cabinet Member for Property, Waste, and Infrastructure, in conjunction with the Leader and Deputy Leader to approve:

- i) The surplus declaration of the landholdings known as Parcels A & B at Burpham Court Farm, Clay Lane, Guildford to facilitate its disposal.
- ii) An unconditional disposal to Guildford Borough Council (GBC) on the terms as outlined in the attached Part 2 report.

Recommendations:

It is recommended that the Cabinet Member for Property, Waste, and Infrastructure:

1. Declares Surrey County Council's (The Council) landholdings comprising Parcels A & B at Burpham Court Farm, Clay Lane, Guildford formally surplus to operational requirements (in conjunction with the Leader and Deputy Leader).
2. Approves the freehold disposal of Parcels A & B to GBC as outlined in the Part 2 report.
3. Delegates authority to the Director of Land & Property in consultation with the Executive Director of Environment, Property and Growth, to finalise the best value transaction and conclude all associated legal agreement documentation.

Reason for Recommendations:

Cabinet has previously endorsed rationalisation of the surplus estate and to enable disposals.

The assets comprise two nominal parcels of landlocked land, to be transferred to GBC to facilitate improved estate management and husbandry, and delivery of a SANG (suitable alternative natural greenspace).

Executive Summary:

Surrey County Council land parcels:

The Council own two small parcels of land within the boundaries of Burpham Court Farm, owned by GBC. These parcels totalling 0.12ha (0.3 acres) are identified as Parcels 'A' & 'B' hatched red on the plan below. In addition, there are two further strips of land (shaded green) adjoining Parcel A of 0.027 ha (0.066 acres) whose legal Title is not currently registered, but which would be added to Parcel A if Land Registry determines ownership between the parties.

The parcels originally formed land adjoining a highway, which were subsequently stopped up on land known as Jacobs Well Road. The parcels were released from highway need and use by the County Engineer in November 1984 (Parcel A) and in May 1985 (Parcel B).

Both parcels are landlocked and can only be accessed over GBC's adjoining farmland. The parcels are not fenced and have been used for grazing for a substantial period as part of the surrounding Farm.

Burpham Court Farm:

The Council has had no previous property interest in Burpham Court Farm; it is currently owned by GBC and understood to be managed by Surrey Wildlife Trust.

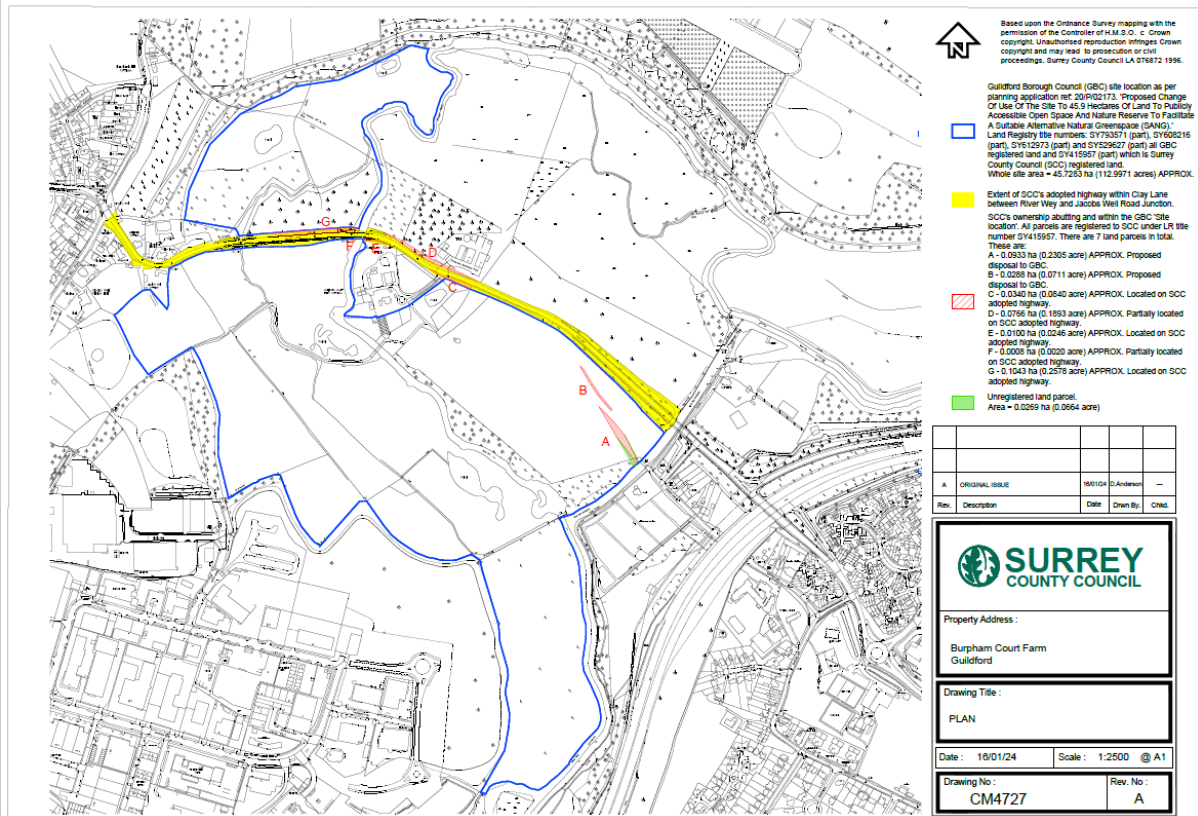
GBC is seeking to support delivery of a new nature reserve at Burpham Court Farm, as part of its wider Weyside Urban Village proposition. This is for a residential led development of 1,550 homes on approx. 30 ha (74 acres) to include new employment & commercial space, in association with 45.9 ha of land across its holdings at both Burpham Court Farm and north of Clay Lane. The scheme was approved in principle by the GBC's Local Planning Committee in October 2021.

This approval was subject to planning conditions which included creation of Suitable Alternative Natural Greenspace (SANG) and a Nature Reserve. The SANG is necessary to provide both mitigation for their Weyside Urban Village proposals as well as support their Biodiversity Net Gain (BNG) obligations.

GBC's proposals could proceed without the need for the Councils land parcels, however GBC would like to formalise ownership and seek transfer of the small parcels.

Conclusion:

The Council's property consultant, Bruton Knowles, has confirmed that the freehold transaction of Parcels A & B supports best value in accordance with the requirements of Section 123 of Local Government Act 1972, based on the transfer value as noted in the Part 2 report.



Consultation:

- Natalie Bramhall, Cabinet Member for Property, Waste, and Infrastructure
- Asset Strategy Board
- Local Member (Worplesdon Division - Keith Witham to be advised)
- Simon Crowther, Executive Director Environment, Property and Growth
- Diane Wilding, Director of Land and Property
- Colin Galletly, Assistant Director, Estates
- Property Panel
- Finance, SCC (Louise Lawson and Rachel Wigley)
- Legal Teams, SCC (Kara Burnett, Property Legal Team)

Risk Management and Implications:

	Risk Description	Mitigation
1	Planning permission	GBC is fully responsible for funding and securing their own consent for Weyside Village proposal
2	GBC withdraw	The landholding could be retained or remarketed (say by way of auction) but notably could be subject to an adverse legal possession claim by GBC.
5	Delay to Project or Non delivery	GBC will be fully responsible for its consent, delivery, and long-term management of the land

6	Net Zero Carbon (NXC) targets	GBC will deliver housing schemes to their own planning policy and design standards, which include NZC targets
7	Site/ground conditions	The transfer is unconditional and subject to contract only

Financial and Value for Money Implications:

There is no immediate revenue running cost impact of this decision, as neither parcel has been generating income.

The recommended disposal to GBC is compliant with Section 123 of Local Government Act 1972, in terms of ensuring the Council obtains best value upon sale.

Section 151 Officer Commentary:

7. The Council continues to operate in a very challenging financial environment. Local authorities across the country are experiencing significant budgetary pressures. Surrey County Council has made significant progress in recent years to improve the Council's financial resilience and whilst this has built a stronger financial base from which to deliver our services, the cost-of-service delivery, increasing demand, financial uncertainty and government policy changes mean we continue to face challenges to our financial position. This requires an increased focus on financial management to protect service delivery, a continuation of the need to deliver financial efficiencies and reduce spending in order to achieve a balanced budget position each year.
8. In addition to these immediate challenges, the medium-term financial outlook beyond 2024/25 remains uncertain. With no clarity on central government funding in the medium term, our working assumption is that financial resources will continue to be constrained, as they have been for the majority of the past decade. This places an onus on the Council to continue to consider issues of financial sustainability as a priority, in order to ensure the stable provision of services in the medium term.
9. The proposal in this report supports the wider strategy for asset rationalisations and the capital receipt supports the funding of the capital programme, as assumed in the Medium Term Financial Strategy. Furthermore, there is no impact on revenue running costs for these pieces of land. As such, the Section 151 Officer supports the recommendation.

Legal Implications – Monitoring Officer:

1. This paper seeks Cabinet Member approval to (i) declare land at Burpham Court Farm surplus to operational requirements and (ii) approval of the subsequent disposal of the land to GBC.
2. Under Section 123 of the Local Government Act 1972 (LGA 1972), local authorities have the power to dispose of land in any manner they wish, subject to the disposal being for the best consideration reasonably obtainable. In pursuing any options to dispose, the Council should ensure that the price for any such disposal is 'market value' to comply with s123 LGA 1972. The recommendation to dispose of land at Burpham Court Farm would fall within the definition of a disposal under the LGA 1972.
3. The Cabinet Member has been asked to formally declare the asset as surplus to operational requirements at recommendation 1. For any such declaration, all relevant guidance and the Council's internal processes must be followed.

4. The Cabinet Member will want to satisfy themselves in considering this business case that any costs incurred represents an appropriate use of the Council's resources in line with the fiduciary duties to local residents in utilising public monies.
5. Legal advice should be sought at all relevant stages to ensure the Council meets its obligations.

Equalities and Diversity:

A full Equality Impact Assessment is not needed as this proposed disposal does not impact adversely on any specific parties, but a sale is seen as a benefit for the wider community given it supports the future opportunity to deliver a nature reserve and open space provision. The potential implications for the following Council priorities and policy areas have been considered. Where the impact is potentially significant a summary of the issues is set out in detail below.

Area assessed:	Direct Implications:
Corporate Parenting/ Looked After Children	None arising from this report.
Safeguarding responsibilities for vulnerable children and adults	None arising from this report.
Environmental sustainability	The GBC proposal for Weyside Urban Village will include land for Suitable Alternate Natural Green Space and Bio Net diversity gain to which these small parcels can contribute if the scheme is brought forward.
Compliance against net-zero emissions target and future climate compatibility/resilience	A property disposal has no specific implications. Future development if pursued falls within GBC planning and Net Zero Carbon policy frameworks otherwise supported by the Council.
Public Health	None arising from this report other than enabling open space and recreation for the future.

What Happens Next:

The formal approval and surplus declaration will enable a disposal to GBC to be concluded, and legal papers are well advanced to conclude matters.

Report Author:

Christopher Duke, Acquisitions & Disposals Manager, Land & Property

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SURREY COUNTY COUNCIL

CABINET MEMBER
DECISION

DATE:	29 OCTOBER 2024
REPORT OF CABINET MEMBER:	NATALIE BRAMHALL, CABINET MEMBER FOR PROPERTY, WASTE AND INFRASTRUCTURE
LEAD OFFICER:	DIANE WILDING, DIRECTOR OF LAND AND PROPERTY
SUBJECT:	SURPLUS DECLARATION AND JOINT MARKETING– LAND AT DEEPDENE AVENUE, DORKING
ORGANISATION STRATEGY PRIORITY AREA:	GROWING A SUSTAINABLE ECONOMY SO EVERYONE CAN BENEFIT/ TACKLING HEALTH INEQUALITY/ ENABLING A GREENER FUTURE/ EMPOWERING COMMUNITIES

Purpose of the Report:

This report seeks Cabinet Member approval to declare land formally surplus to operational requirements to facilitate its disposal through a joint marketing exercise with the Surrey Police and Crime Commissioner (the Police)

A separate Part 2 report contains information which is exempt from Access to Information Requirements by virtue of Schedule 12A Local Government Act 1972, paragraph 3, “Information relating to the financial or business affairs of any particular person (including the authority holding that information”).

Recommendations:

It is recommended that the Cabinet Member for Property Waste and Infrastructure:

1. Formally declares the asset surplus to operational requirements (in conjunction with the Leader and Deputy Leader).
2. Approves the proposed joint marketing of the asset with the Surrey Police and Crime Commissioner under a Memorandum of Understanding to include governance controls and price sharing mechanisms
3. Delegates authority to the Director of Land and Property, in consultation with the Executive Director for Environment, Property and Growth to finalise a best value transaction and conclude all associated legal agreements.

Reason for Recommendations:

Cabinet has previously endorsed rationalisation of the surplus estate. SCC owns a parcel of land that abuts the southeast of the A24/A25 roundabout at Dorking shown hatched in Annex 1 and comprising a landlocked parcel of approximately 0.19 hectares (0.46 acres). Although it immediately abuts the adopted highway there is no vehicular access onto the parcel given the constraints of the adjacent highway. There is no SCC operational use for the land.

Surrey Police and Crime Commissioner (Police) owns 3 adjacent houses and a further parcel of roadside land that controls access to SCC lands and in total comprises 0.85 acres. The Police land is surplus to their requirements, and they are seeking to market the property.

Therefore, the opportunity has arisen to combine the SCC land with the Police land to market jointly and to enable the disposal of what would otherwise remain a SCC owned landlocked asset.

To enable the joint marketing and ultimate disposal, Cabinet is requested to formally declare the SCC's land parcel surplus to operational requirements under SCC's Constitution.

Executive Summary:

1. Adjacent land parcels owned by both the SCC and Surrey Police and Crime commissioner offer an added value opportunity for redevelopment, subject to the outcome of marketing and town planning.
2. Options considered as part of collaborative discussions for a marketing proposal include:
 - i) A disposal unconditional on planning - this normally gives a lower land value as the purchasers take on the full site and planning risk, including potential ground condition issues. This option would provide the least risk to a disposal for both parties.
 - ii) A disposal conditional upon planning - on this basis a sale would be subject to the successful outcome of planning submitted by the successful bidder. This would pass controls on planning over the site to a third party and defers any capital receipt until all conditions are satisfied, whilst both SCC and Police still hold the land risk in the interim.
 - iii) SCC and/or Police submitting and securing an outline scheme to de risk a future sale. This activity would require direct investment in town planning, ground and site survey activities - but may not ultimately be used by a bidder (i.e. a consented scheme for houses jettisoned by a roadside developer bidder).
 - iv) SCC could reject the approach and keep the status quo of managing the roadside parcel (via highways maintenance)

Options (i) and (ii) are the recommended ways forward. The parties will agree the key principles of the disposal through a memorandum of understanding to include price sharing mechanisms and governance controls.

The land owned by SCC is not part of the adopted highway. Any planning application submitted to the local planning authority, Mole Valley District Council, will still require SCC to act as statutory consultee on highway matters relating to any development proposals.

Outline of Proposal/Memorandum would include

- Open marketing exercise via Police appointed framework agents (Vail Williams) on a fully transparent basis as a joint instruction.
- Consider all conditional and unconditional offers to demonstrate best value.
- The split of value (as outlined in the Part 2 report)
- Marketing Costs to be shared (on same split)
- Both parties responsible for managing their own land parcels but enabling any site surveys required
- Both parties pay their own legal costs
- Marketing budget as recommended and agreed.
- Subject to Contract and appropriate Governance approvals.

3. Conclusions

SCC has an opportunity to facilitate an added value disposal alongside its public sector stakeholder, the Surrey Police and Crime Commissioner.

Subject to concluding terms for a memorandum of understanding, a marketing transaction and sale process can be pursued.

To initiate and facilitate the process a formal surplus declaration is required.

Risk Management and Implications:

	Risk Description	Mitigation
1	Planning permission	The purchaser will be fully responsible for funding and securing their own consent, whether and unconditional or conditional sale is pursued. The Planning authority is Mole Vallet DC
2	Bidders withdraw	Ability to remarket site.
3	Vacant site	The SCC site will continue to be managed until completion via its highway maintenance contract
4	Cost increases: Inflation and Market Costs	All funding and construction risks are passed to the purchaser.
5	Contract period	The parties will have to agree to a long stop date to any contract for sale as part of the Memo of understanding, aligned to the likelihood of planning and /or appeal as may be required.
6	Net Zero Carbon targets	The purchaser will be responsible for delivery of all design and net zero carbon standards, within policies adopted by Mole Valley District Council.
7	Site/ground conditions	The purchaser will undertake their own due diligence and surveys.

Financial and Value for Money Implications:

1. The proposal arises from collaborative discussions between SCC and the Police for a joint open marketing campaign, details of which are outlined in the Part 2 report.
2. There is an added value benefit to be secured through joint marketing given the parties adjacent land interests, noting the Police land enables access for the SCC land, whilst the SCC land provides best roadside viability to the Police land.
3. A value sharing mechanism will form part of the Memorandum of Understanding between the parties
4. Land maintenance and twice-yearly mowing is carried out by the highways team as part of its wider highway contract arrangements, and thus the transaction will secure a small revenue saving once a sale is concluded.

5. Legal Services will be instructed to conclude a Memorandum of Understanding and to ensure the Council comply with their legal and statutory obligations, going forward as marketing is pursued.
6. Final terms for any transaction will be reported in accordance with Governance processes

Section 151 Officer Commentary:
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7. The Council continues to operate in a very challenging financial environment. Local authorities across the country are experiencing significant budgetary pressures. Surrey County Council has made significant progress in recent years to improve the Council's financial resilience and whilst this has built a stronger financial base from which to deliver our services, the cost-of-service delivery, increasing demand, financial uncertainty and government policy changes mean we continue to face challenges to our financial position. This requires an increased focus on financial management to protect service delivery, a continuation of the need to deliver financial efficiencies and reduce spending in order to achieve a balanced budget position each year.
8. In addition to these immediate challenges, the medium-term financial outlook beyond 2024/25 remains uncertain. With no clarity on central government funding in the medium term, our working assumption is that financial resources will continue to be constrained, as they have been for the majority of the past decade. This places an onus on the Council to continue to consider issues of financial sustainability as a priority, in order to ensure the stable provision of services in the medium term.
9. The proposal in this report supports the wider strategy for asset rationalisations and offers potential for a capital receipt to support the funding of the capital programme, as assumed in the Medium Term Financial Strategy. Furthermore, there will be a small revenue saving attached to verge maintenance. As such, the Section 151 Officer supports the recommendation.

Legal Implications – Monitoring Officer:

10. This paper seeks Cabinet Member approval to declare an asset surplus, and to enter into a collaborative arrangement with the Surrey Police and Crime Commissioner to facilitate a joint marketing exercise and added value release from an SCC land interest.
11. Under Section 123 of the Local Government Act 1972 (LGA 1972), local authorities have the power to dispose of land in any manner they wish, subject to the disposal being for the best consideration reasonably obtainable. In pursuing any options to dispose, the Council should ensure that the price for any such disposal is 'market value' to comply with Section 123 LGA 1972.
12. The Cabinet Member has been asked to formally declare this asset as surplus to operational requirements at recommendation 1. For any such declaration, the Council's internal processes and any relevant guidance and statutory requirements must be followed.
13. Due regard to the Council's fiduciary duties to residents in respect of utilising public monies should be considered, and the Cabinet Member will want to satisfy themselves that the recommendations set out in this report represents an appropriate use of the Council's resources.

14. If any application for Planning Permission may be required, there is no guarantee of approval by the relevant Local Planning Authority, and this is outside of the Council's control.
15. Legal advice is commissioned to ensure the Council meets its obligations throughout all stages of the process.

Equalities and Diversity:

16. A full Equality Impact Assessment is not needed as this proposed disposal does not impact adversely on any specific parties, but a sale is seen as a benefit for the wider community given it will be brought back into full use through redevelopment.

Other Implications:

17. The potential implications for the following Council priorities and policy areas have been considered. Where the impact is potentially significant a summary of the issues is set out in detail below.

Area assessed:	Direct Implications:
Corporate Parenting/ Looked After Children	None arising from this report.
Safeguarding responsibilities for vulnerable children and adults	None arising from this report.
Environmental sustainability	None arising from this report.
Compliance against net-zero emissions target and future climate compatibility/resilience	A property disposal has no specific implications. Future development if pursued falls within Mole valley District Council planning and Net Zero Carbon policy frameworks otherwise supported by the Council.
Public Health	None arising from this report.

What Happens Next:

18. Lawyers are instructed to agree a Memorandum of Understanding to support marketing. Vail Williams have been commissioned by the Surrey Police and Crime Commissioner to market the asset.
19. The successful bidder will be fully responsible for securing their own planning consent and both delivering and managing the scheme, together with managing all local stakeholder enquiries.

Report Author: Graham Glenn, Head of Acquisitions and Disposals
Tel: 07890 561245

Consulted:

- Natalie Bramhall, Cabinet Member for Property, Waste and Infrastructure
- Simon Crowther, Executive Director, Environment, Property and Growth

- Diane Wilding, Interim Director, Land and Property
- Colin Galletly, Assistant Director, Estates
- Local Member
- Property Panel and Capital Programme Panel members
- Legal teams (Kara Burnett, Property Legal team)
- Finance team (Louise Lawson and Rachel Wigley)

Sources/background papers:

Annex 1 Site Plan



Disposal site edged red

Surrey CC Ownership hatched blue area

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10, 11 & 13 SPITAL HEATH & LAND AT JUNCTION OF REIGATE ROAD, DORKING, SURREY, RH4 1QD

DEVELOPMENT LAND / RESIDENTIAL FOR SALE

1.32 ACRES (0.53 HECTARES)



Summary

Freehold Roadside Development and Housing Site For Sale

Available Size	1.32 Acres
Price	Price on application
EPC Rating	Upon enquiry

- Central Urban Location
- Affluent town of Dorking
- Prominent site visible & located off the A24 Deepdene Roundabout also known as "Cockerel Roundabout"
- Five minute walk to town centre
- One minute walk to bus stop
- 5 minute walk to train station
- Roadside plot of approximately 0.6 Acres
- Plot suitable for alternative uses subject to planning
- Includes three semi-detached three bedroom homes
- Vacant Possession



Location

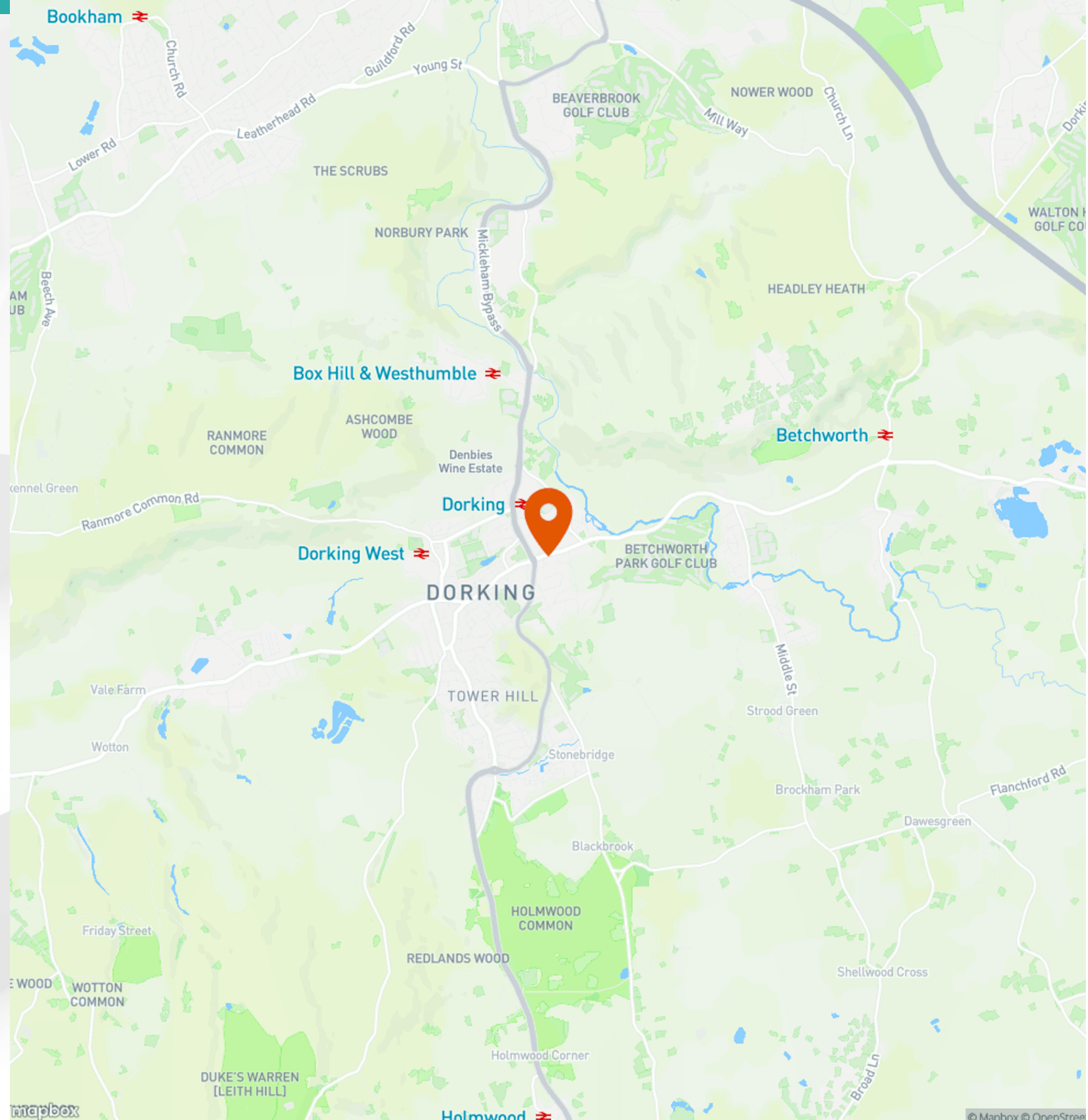


10, 11 & 13 Spital Heath & Land at Junction of Reigate Road, Dorking, Surrey, RH4 1QD

Spital Heath is situated in Dorking town centre which offers a comprehensive range of shopping, social, recreational, and educational amenities with three railway stations ideally suited for commuting.

Stations include Dorking West; Dorking mainline and Deepdene railway stations all of which are within close proximity offering a direct service into London Victoria and London Waterloo in approximately 50 minutes.

The M25 is accessed seven miles north equidistant via the A24 to Leatherhead Junction 9 or the A25 to Reigate Junction 8 offering direct access to Gatwick and Heathrow Airports.





Further Details

Description

The property comprises three semi-detached homes, a roadway and one prominent road fronting plot. We have outlined the details of the separate items below.

Accommodation

The accommodation comprises the following areas plus approximately 0.6 acres of vacant road fronting land:

Name	sq ft	sq m
Building - 10 Spital Heath	1,138	105.72
Building - 11 Spital Heath	1,154	107.21
Building - 13 Spital Heath	1,151	106.93
Total	3,443	319.86

10 Spital Heath

A three-bedroom semi-detached two storey property in modest condition with a rear garden and street parking. The property benefits from double glazing, separate lounge and kitchen and w/c's on ground and first floor.

11 Spital Heath

A three-bedroom semi-detached two storey property in good condition with a rear garden and street parking. The property benefits from double glazing, separate lounge and kitchen and w/c's on ground and first floor.

13 Spital Heath

A three-bedroom semi-detached two storey property in dated condition with a rear garden and street parking.

The property benefits from double glazing, separate lounge and kitchen and w/c's on ground and first floor.

Access Road and Main Road Fronting Plot

The subject property encompasses the access road to Spital Heath as well as approximately 0.6 acres of vacant road fronting land.

Title

The property is held under two separate titles and ownerships SY88999 and P12146 from The Police and Crime Commissioner for Surrey and Surrey County Council. The parties have a joint sale agreement.

VAT

We do not believe the sale is subject to VAT.

Tenure and Sale

The property is to be sold Freehold with vacant possession with guide price available upon application.

Offers are primarily sought on an unconditional basis however conditional offers may be considered.

Method of Sale

The property is to be sold by informal tender with a bid date to be confirmed. Interested parties are advised to register their interest with agents, to then be notified of the bid date and procedure.





Enquiries & Viewings



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