

## **NORTH SOMERSET COUNCIL**

**DECISION OF: COUNCILLOR ASHLEY CARTMAN, THE EXECUTIVE MEMBER  
FOR FINANCE & PERFORMANCE**

**WITH ADVICE FROM: INTERIM SECTION 151 OFFICER OF THE COUNCIL'S  
CORPORATE SERVICES DIRECTORATE**



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**DECISION NO: CSD 33**

**SUBJECT: Sale of Land off Moor Lane, Backwell.**

**KEY DECISION: No**

### **BACKGROUND**

On 15 April 2014, the Executive approved the disposal of the Council's land at Moor Lane, Backwell by means of the grant of an Option Agreement to Taylor Wimpey / Bryant Homes as owners of the adjoining parcel of land based on the terms referred to in a report. As the eventual sale price would not be established until after the proposed purchaser secured a satisfactory full planning consent The Executive delegated the approval of the final sale price to the Executive Member for Asset Management in consultation with the Head of Financial Management.

The Council entered into the Option Agreement on the 25<sup>th</sup> September 2014 after which Taylor Wimpey submitted and secured outline planning consent for residential development over their land and the Council's land followed by full planning consent. Having secured full planning consent for 65 residential units across the combined site Taylor Wimpey have triggered the process to value the Council's part of the site and negotiations have taken place. The Council appointed Bruton Knowles Property Consultants to assist in the negotiations with Taylor Wimpey to agree Market Value in accordance with the terms contained in the Option Agreement. Following these negotiations, agreement has been reached with Taylor Wimpey for a purchase price of £2,840,000 for the Council's land. Bruton Knowles have confirmed that, in their opinion, this figure represents Market Value and is the best price achievable for the land in accordance with the detailed terms of the Option Agreement.

### **DECISION:**

To authorise officers to agree in writing a price of £2,840,000 for the land and to complete the sale of the land to Taylor Wimpey at that price.

### **REASONS:**

The Council's external property consultants and the Council's internal valuers are satisfied that a price of £2,840,000 reflects the market value for the land and represents the best

price which could reasonably be expected to be achieved in accordance with the terms of the Option Agreement entered into by the Council on 25 September 2014.

#### **OPTIONS CONSIDERED:**

As permitted under the terms of the Option Agreement, the option of rejecting the proposed price and electing to determine the price by Independent Resolution was considered. However, this option was rejected as both the Council's external and internal valuers believe that referral to a third independent valuer for determination would introduce significant risks of increased costs and delays whilst presenting relatively little prospect of improvement in the proposed price.

#### **FINANCIAL IMPLICATIONS:**

The sale will produce a positive financial receipt to the benefit of the Council.

#### **COSTS**

Legal and valuation costs will be met from the proceeds of sale.

#### **FUNDING**

This Decision carries no funding requirements

#### **LEGAL POWERS AND IMPLICATIONS**

This Decision relates to a pre-existing contract under the Option Agreement dated 25 September 2014 and the obligations of s123 Local Govt Act 1972 which require that the price agreed for the land represents best value to the Council.

#### **CONSULTATION**

Consultation was not required in respect of this specific Decision, but full consultation has previously taken place as part of the planning application for development of the site.

#### **RISK MANAGEMENT**

The Decision presents no new risk to the Council

#### **EQUALITY IMPLICATIONS**

The Decision has no equality implications

#### **CORPORATE IMPLICATIONS**


The financial receipt from the sale of the land will support the Council's future capital programme. The delivery of the development of new homes will support the Council's housing numbers and, overall, the Decision will contribute towards the aims of the Council's Corporate Plan to deliver prosperity and opportunity.

#### **BACKGROUND PAPERS**

Executive Report dated 15<sup>th</sup> April 2014  
The Option Agreement dated 25 September 2014  
The Decision CSD35 2018/19, to appoint Bruton Knowles Property Consultants


**SIGNATORIES:**

**DECISION MAKER(S):**

Signed:   
Councillor Ashley Cartman  
Executive Member for Finance and Performance.

Date 24/7/19

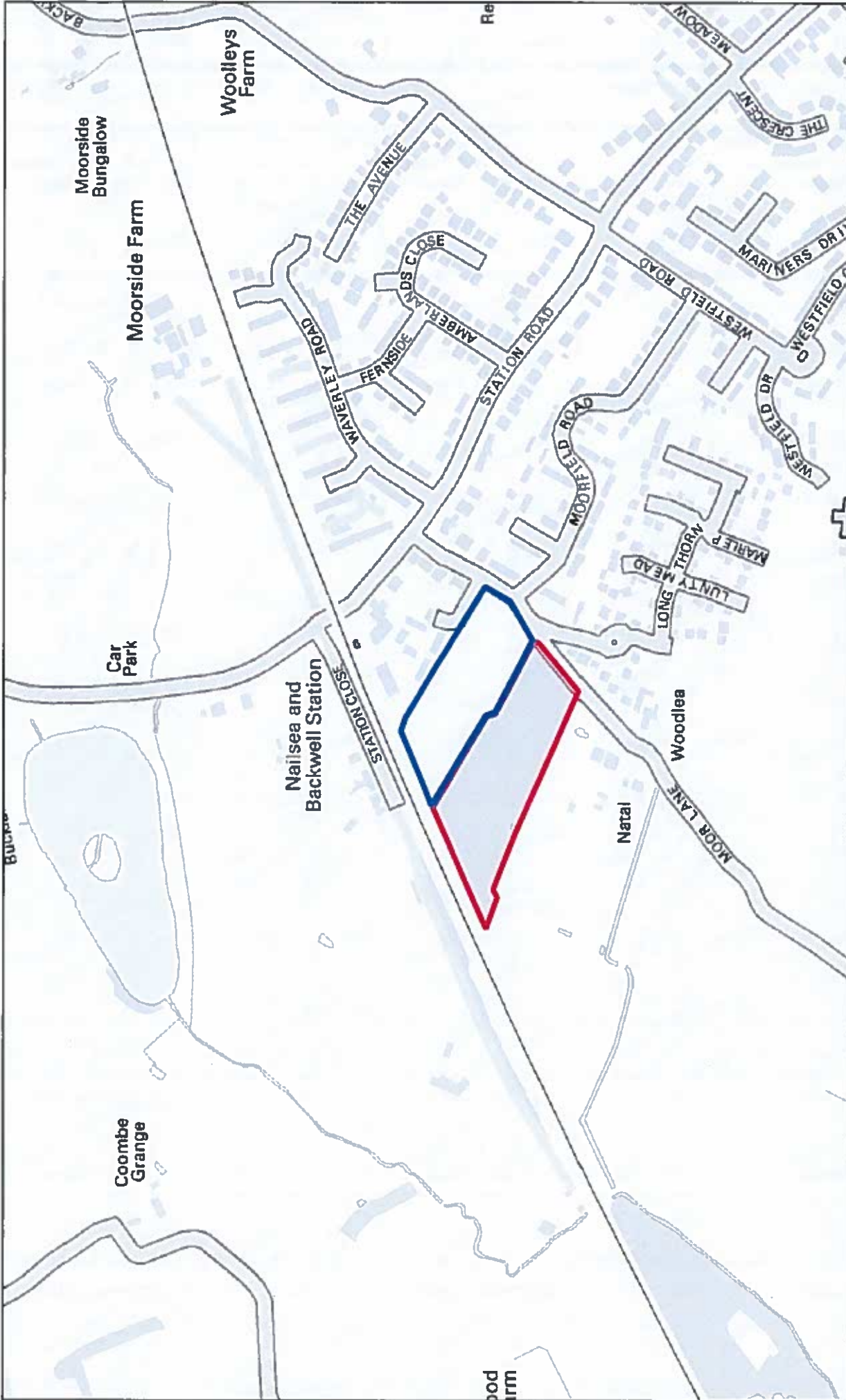
**WITH ADVICE FROM:**

Signed:   
Richard Penska  
Interim s151 Officer.

Date 24/7/19

**Footnote: Details of changes made and agreed by the decision taker since publication of the proposed (pre-signed) decision notice, if applicable:**





Scale: 1:5000

Date: 01 July 2019



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NOTES:

PRIVATE				
House Type	No. of Units	sqft	No.	Total sqft
RS	28	738	8	4476
RS-1	28	814	8	4276
RS-2	28	975	8	8970
RS-3	28	1115	8	2720
RS-4	28	1215	8	6213
RS-5	28	1365	8	11515
RS-6	28	1554	8	4254
RS-7	28	1810	8	13270
RS-8	28	2115	8	24924
<b>TOTALS</b>	<b>224</b>	<b>5415</b>	<b>72</b>	<b>54154</b>

AFFORDABLE				
House Type	No. of Units	sqft	No.	Total sqft
RS-9	28	814	8	4276
RS-10	28	975	8	8970
RS-11	28	1115	8	6213
RS-12	28	1215	8	6213
RS-13	28	1365	8	6213
RS-14	28	1554	8	6213
RS-15	28	1810	8	6213
RS-16	28	2115	8	6213
<b>TOTALS</b>	<b>224</b>	<b>5415</b>	<b>72</b>	<b>17322</b>

Units (Total Housing Units) (see 1b)(7)	1732
SEE 10P.443	43
	7454

**KEY**

- Tree Crown area
- Root Protection Area (RPA)
- Amenity separation area
- Affordable (Shared Ownership)
- Affordable (rented)



Pond  
Pond

Even Keel  
Summervale

**Taylor Wimpey Bristol**  
 7200 Bristol Drive  
 Suite 100  
 Bristol, VA 22151  
 Phone: 800.368.8888  
 Fax: 540.368.8888

**MOOR LANE, BACKWELL**  
 Site Layout

NO.	DATE	DESCRIPTION
1	10/15/17	ISSUED FOR PERMITTING
2	11/15/17	REVISED TO ADD AMENITY SEPARATION AREAS
3	12/15/17	REVISED TO ADD AFFORDABLE HOUSING UNITS
4	01/15/18	REVISED TO ADD LANDSCAPING
5	02/15/18	REVISED TO ADD POND
6	03/15/18	REVISED TO ADD POND
7	04/15/18	REVISED TO ADD POND
8	05/15/18	REVISED TO ADD POND
9	06/15/18	REVISED TO ADD POND
10	07/15/18	REVISED TO ADD POND
11	08/15/18	REVISED TO ADD POND
12	09/15/18	REVISED TO ADD POND
13	10/15/18	REVISED TO ADD POND
14	11/15/18	REVISED TO ADD POND
15	12/15/18	REVISED TO ADD POND
16	01/15/19	REVISED TO ADD POND
17	02/15/19	REVISED TO ADD POND
18	03/15/19	REVISED TO ADD POND
19	04/15/19	REVISED TO ADD POND
20	05/15/19	REVISED TO ADD POND
21	06/15/19	REVISED TO ADD POND
22	07/15/19	REVISED TO ADD POND
23	08/15/19	REVISED TO ADD POND
24	09/15/19	REVISED TO ADD POND
25	10/15/19	REVISED TO ADD POND

**Taylor Wimpey Bristol**  
 7200 Bristol Drive  
 Suite 100  
 Bristol, VA 22151  
 Phone: 800.368.8888  
 Fax: 540.368.8888

NO. 10  
 DATE 10/15/17  
 DESCRIPTION 1-500

CSL-01 G

