

Finance and Resources Committee

10.00am, Tuesday, 12 June 2018

Land at Swanston Village – Proposed Garden Ground Sales

Item number	7.17
Report number	
Routine	
Ward	Colinton/Fairmilehead
Council Commitments	47; 52

Executive Summary

Land within Swanston village is held on the Housing Revenue Account and is used for amenity purposes, parking, garden ground and access to the Pentland Hills. The Council has received three requests from property owners in the village to purchase four areas of land adjacent to their properties.

The owners of two cottages have applied to the Council to purchase land fronting their respective properties for use as garden ground. Swanston Farm Limited has applied to purchase areas of garden ground and hardstanding adjacent to properties in their ownership.

This report seeks authority to dispose of the land on the terms and conditions outlined in the report.

Land at Swanston Village – Proposed Garden Ground Sales

1. Recommendations

1.1 That Committee:

- 1.1.1 Approves the sale of the four areas of land at Swanston Village on the terms and conditions outlined in this report and on other terms and conditions to be agreed by the Executive Director of Resources.

2. Background

- 2.1 Swanston is a Conservation Village, and the visual amenity of the village is enhanced by the care and attention the cottage owners devote to the land.
- 2.2 Although the Council maintains the land, which is held on the Housing Revenue Account (HRA), the cottage owners further maintain it at their own expense. Swanston Farms Limited (SFL) also undertakes routine maintenance at their own expense.
- 2.3 The owners of numbers 12 and 13 Swanston Village have made a request to the Council to purchase two areas of ground adjacent to their properties. Although both cottages have back gardens they do not have front gardens.
- 2.4 The areas of land are grassed and sloping, extending to 165.03 sq m and 165.21 sq m respectively, as shown outlined in red on the plans attached at Appendix 1.
- 2.5 SFL occupies informally, with the Council's consent, the area of garden ground/hardstanding to the north of numbers 1 to 8 Swanston Village. It extends to 1,190 sq m and is shown outlined in red on the plan attached to this report at Appendix 2.
- 2.6 SFL also occupies, on the same basis, a narrow strip of garden ground to the rear of 4 to 6 Swanston Village. It extends to 150 sq m and is also outlined in red on the plan.
- 2.7 SFL owns the eight cottages numbers 1 to 8 Swanston Village, and the land to the north of numbers 1 to 8 was historically used as a drying green for those cottages. The narrow strip of ground has remained in Council ownership due to a conveyancing anomaly when the Title was originally split. SFL has made a request to purchase both areas of ground.

3. Main report

- 3.1 Following negotiations with the individual parties, provisional terms which have been agreed for the sale of the areas of land are as follows:-

Purchasers:	Numbers 12 and 13 Swanston Village; and Swanston Farm Limited.
Price:	£4,125 for each area of ground adjacent to numbers 12 and 13 Swanston Village. £25,000 for the two areas of land to be sold to SFL.
Conditions:	It will be a condition of each sale that the land must be used for garden ground and/or private parking and for no other use whatsoever.
Fees:	The purchasers will meet the Council's reasonably incurred legal and property costs.

- 3.2 The land value has been derived from rates achieved on the sale of garden ground elsewhere across the city and is reflective of current market levels. The land has no other alternative commercial use.

4. Measures of success

- 4.1 The disposal of the land to the cottage owners will provide a defensible ground fronting their properties, which they have voluntarily maintained for a number of years.
- 4.2 The disposal of the areas of land to SFL represents good asset management and allows a conveyancing anomaly to be corrected.

5. Financial impact

- 5.1 A capital receipt will be credited to the Housing Revenue Account, and the Council will be relieved of its maintenance responsibility for the land sold.

6. Risk, policy, compliance and governance impact

- 6.1 As with any sale transaction there is a risk that they do not complete. In that case the Council's maintenance responsibility will continue.

7. Equalities impact

- 7.1 The proposal in this report to dispose of areas of garden ground to adjoining owners does not have a significant additional impact on people, equalities, the economy and the environment.

8. Sustainability impact

- 8.1 There are no sustainability issues arising from the recommendations of this report.

9. Consultation and engagement

- 9.1 Ward elected members have been made aware of the recommendations of this report.

10. Background reading/external references

- 10.1 None.

Stephen S. Moir

Executive Director of Resources

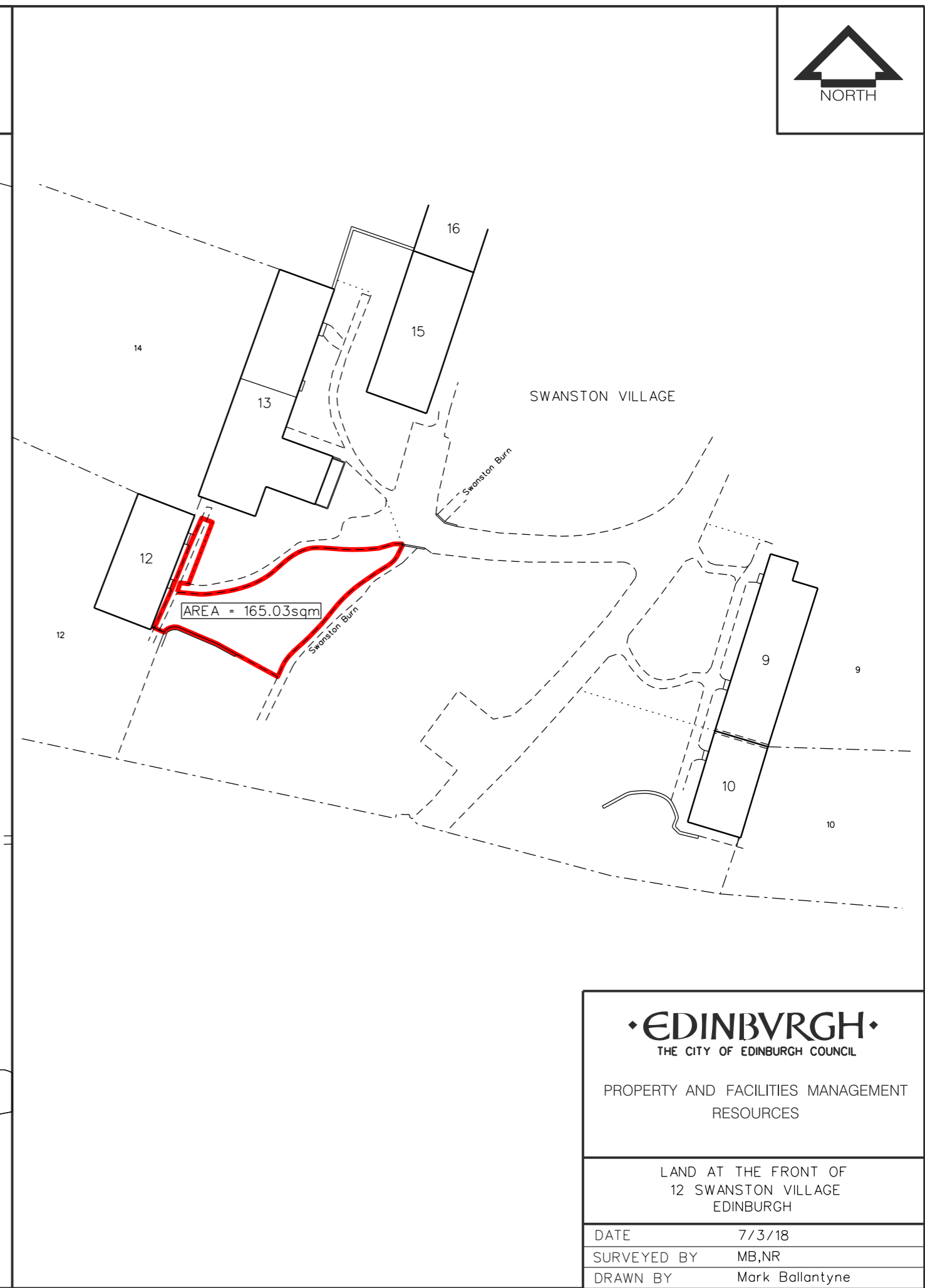
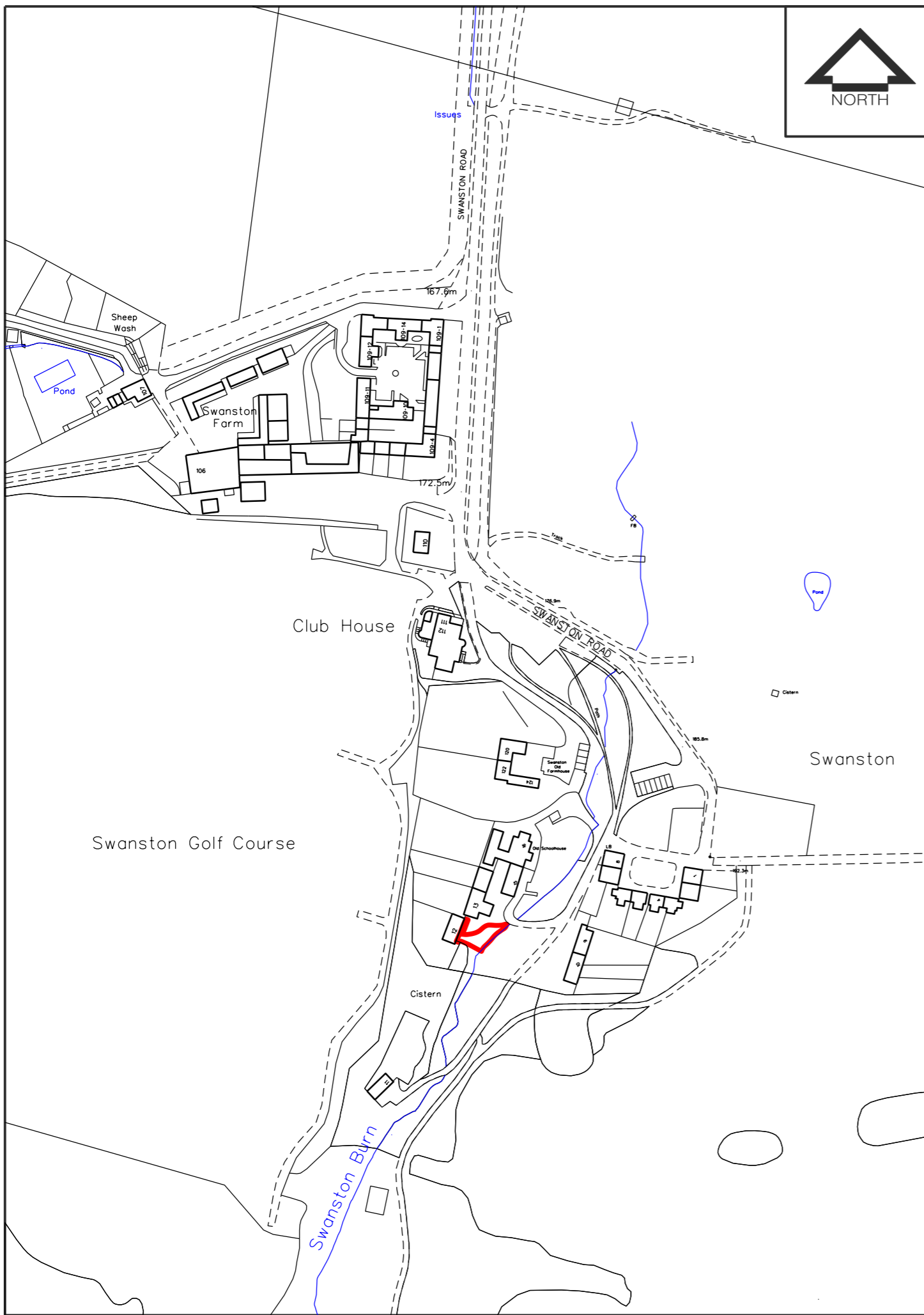
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11. Appendices

Appendix 1 - Location plans for Nos. 12 and 13 Swanston Village

Appendix 2 - Location plan for land to be purchased by SFL



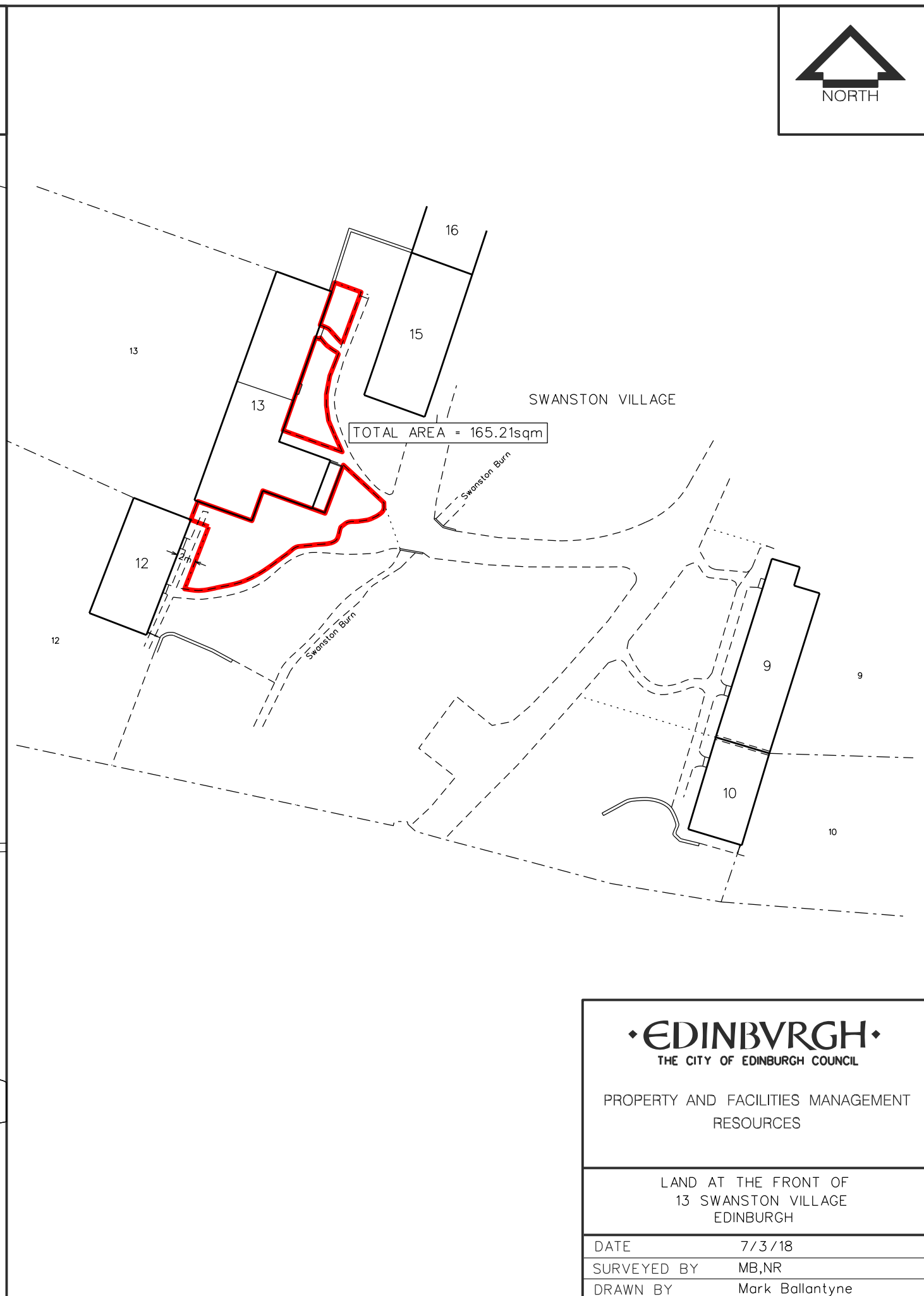
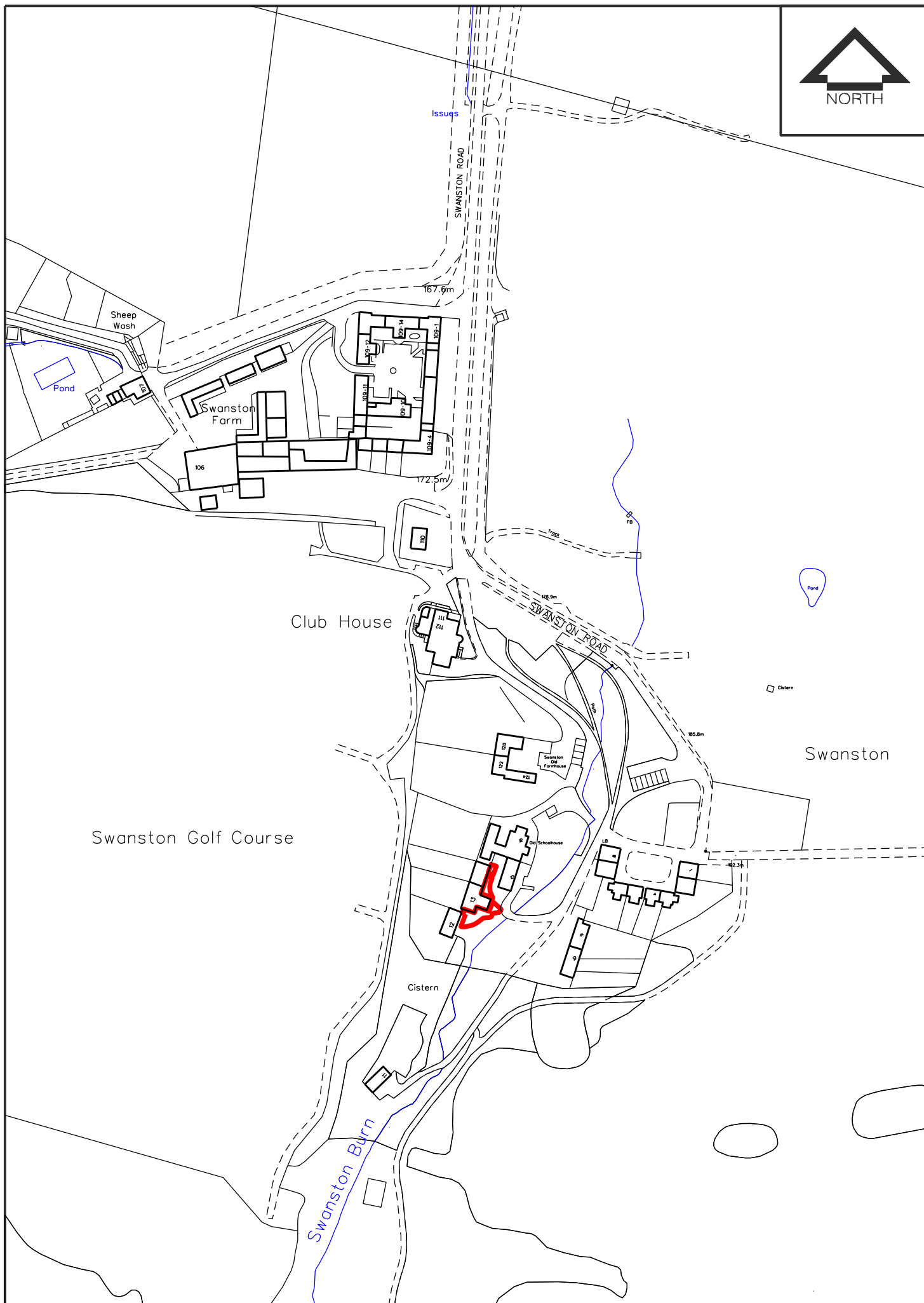
LOCATION PLAN

SCALE 1:2500

SITE PLAN

SCALE 1:500

• EDINBURGH • THE CITY OF EDINBURGH COUNCIL	
PROPERTY AND FACILITIES MANAGEMENT RESOURCES	
LAND AT THE FRONT OF 12 SWANSTON VILLAGE EDINBURGH	
DATE	7/3/18
SURVEYED BY	MB,NR
DRAWN BY	Mark Ballantyne
SCALE	1:500 @ A3 SIZE
NEG. NO.	A3/1901



LOCATION PLAN

SCALE 1:2500

SITE PLAN

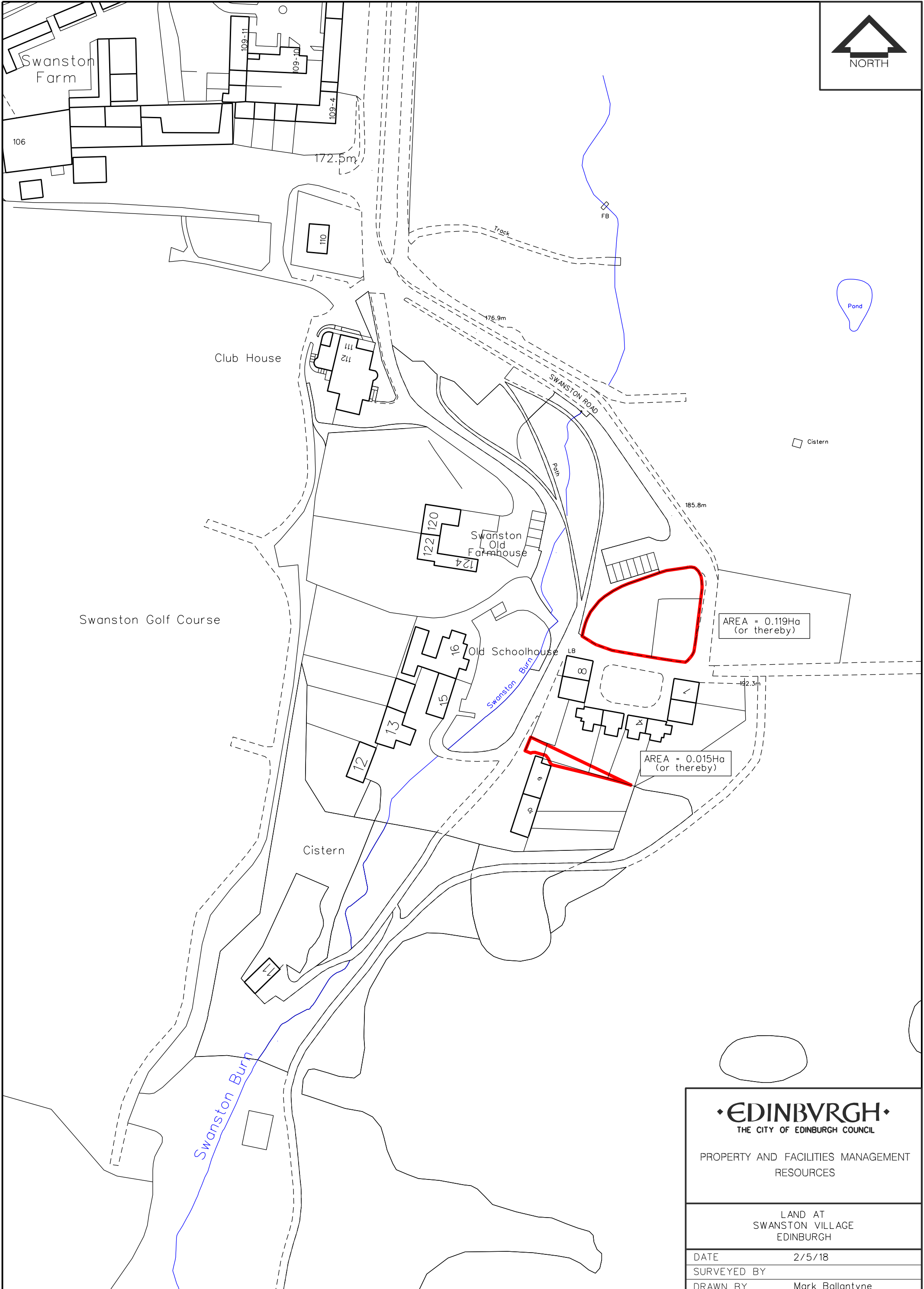
SCALE 1:500

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PROPERTY AND FACILITIES MANAGEMENT
RESOURCES

LAND AT THE FRONT OF
13 SWANSTON VILLAGE
EDINBURGH

DATE	7/3/18
SURVEYED BY	MB,NR
DRAWN BY	Mark Ballantyne
SCALE	1:500 @ A3 SIZE
NEG. NO.	A3/1901



Swanston Golf Course

AREA = 0.119Ha
(or thereby)

AREA = 0.015Ha
(or thereby)

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PROPERTY AND FACILITIES MANAGEMENT
RESOURCES

LAND AT
SWANSTON VILLAGE
EDINBURGH

DATE	2/5/18
SURVEYED BY	
DRAWN BY	Mark Ballantyne
SCALE	1:1250 @ A3 SIZE
NEG. NO.	A3/1901a

SITE PLAN

SCALE 1:1250