

Finance and Resources Committee

10.00am, Thursday, 9 December 2021

Land at Featherhall Avenue, Edinburgh – Proposed Disposal

Executive/routine	Routine
Wards	Ward 6 – Corstorphine/Murrayfield
Council Commitments	2, 10

1. Recommendations

- 1.1 It is recommended that Finance and Resources Committee approves the disposal of land at Featherhall Avenue, Edinburgh to Corstorphine Nursery Limited on the terms outlined in this report and on other terms and conditions to be agreed by the Executive Director of Place.

Paul Lawrence

Executive Director of Place

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Report

Land at Featherhall Avenue, Edinburgh – Proposed Disposal

2. Executive Summary

- 2.1 Corstorphine Nursery Limited, who own and operate from 24 Featherhall Avenue, Edinburgh, wishes to purchase an area of adjacent land extending to approximately 212 sq m. This report seeks authority to sell the land to Corstorphine Nursery on the terms and conditions detailed in the report.

3. Background

- 3.1 Corstorphine Nursery Limited recently purchased the nursery property at 24 Featherhall Avenue, having leased it from 2016.
- 3.2 An area of amenity land, which sits on the Housing Revenue Account (HRA), adjoins the property on the corner of Featherhall Avenue extending to approximately 212 sq m, as shown outlined in red on the attached plan.
- 3.3 Corstorphine Nursery Limited has obtained change of use consent for the land to be used as garden ground for the nursery, and for the site to be enclosed by fencing.
- 3.4 The Council has received a request from Corstorphine Nursery Limited to purchase the land to incorporate it within its ownership of the adjacent 24 Featherhall Avenue, in order to create a garden area in accordance with the planning permission.

4. Main report

- 4.1 The provisionally agreed terms for the sale are as follows:
- 4.1.1 Subjects: land extending to 212 sqm at 24 Featherhall Avenue, Edinburgh;
- 4.1.2 Purchase Price: £20,000 exclusive of fees;
- 4.1.3 Fees: the purchaser will meet the Council's reasonably incurred legal and survey fees;
- 4.1.4 Undertaking: the purchaser will construct, at their expense, a continuation of the footpath, to an adoptable standard, as far as the south western corner of the site;

- 4.1.5 Reservation: the Council will reserve an access right to service and maintain the streetlamp column; and
- 4.1.6 Fencing: the purchaser will erect a perimeter fence to improve safety for children.
- 4.2 The purchase price reflects the market value of the land based on the proposed use in conjunction with the nursery.

5. Next Steps

- 5.1 Following approval of the terms by Committee, the Legal Services will be instructed to progress with the documentation for the disposal.

6. Financial impact

- 6.1 A capital receipt of £20,000 will be received in the financial year 2021/22, to the HRA and the Council will be relieved of its future maintenance responsibilities for the site.

7. Stakeholder/Community Impact

- 7.1 Ward members have been made aware of the recommendations of the report.

8. Background reading/external references

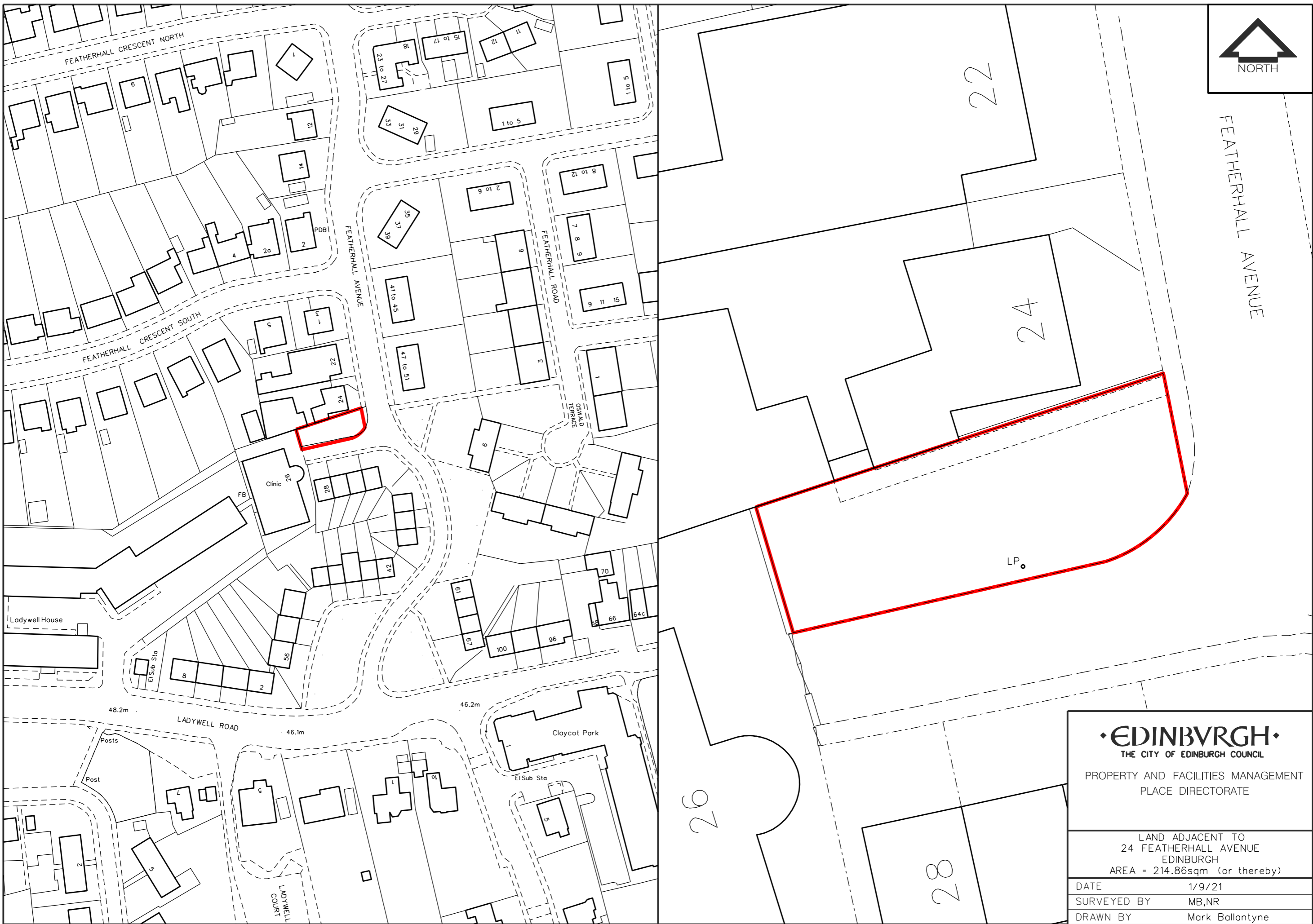
- 8.1 None.

9. Appendices

- 9.1 Appendix 1 – Location Plan.



FEATHERHALL AVENUE



LOCATION PLAN

SCALE 1:1250

SITE PLAN

SCALE 1:200

• EDINBURGH •
THE CITY OF EDINBURGH COUNCIL

PROPERTY AND FACILITIES MANAGEMENT
PLACE DIRECTORATE

LAND ADJACENT TO
24 FEATHERHALL AVENUE
EDINBURGH
AREA = 214.86sqm (or thereby)

DATE	1/9/21
SURVEYED BY	MB,NR
DRAWN BY	Mark Ballantyne
SCALE	1:200 @ A3 SIZE
NEG. NO.	A3/1722