

Finance and Resources Committee

10.00am, Tuesday, 20 June 2023

Land at Firrhill Crescent, Edinburgh - Proposed Disposal

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| Executive/routine Wards Council Commitments | Routine 8 – Colinton/Fairmilehead |
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1. Recommendations

- 1.1 That the Finance and Resources Committee approves the disposal of land at Firrhill Crescent, Edinburgh to the owner of the adjoining 1 Stark's Cottages on the terms and conditions outlined in this report.

Paul Lawrence

Executive Director of Place

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Report

Land at Firrhill Crescent, Edinburgh - Proposed Disposal

2. Executive Summary

- 2.1 The owner of 1 Stark's Cottages, Firrhill Crescent has requested to purchase an area of adjoining land from the Council. Approval is sought to progress the disposal on the terms and conditions outlined in this report.

3. Background

- 3.1 The owners of 1 Stark's Cottages wish to purchase an area of ground within the curtilage of St Mark's Primary School that borders their property, in order to build an extension to their property.
- 3.2 The ground extends to approximately 181 sq m and is shown outlined red on the attached plan.
- 3.3 While the land is currently within the curtilage of the school, it serves no practical purpose and, given its size and location, no current or future operational use can be identified for the site.

4. Main report

- 4.1 The following terms have been provisionally agreed:
- 4.1.1 Subjects: land at Firrhill Crescent, Edinburgh;
 - 4.1.2 Purchaser: owners of 1 Stark's Cottages, Edinburgh;
 - 4.1.3 Price: £25,900;
 - 4.1.4 Conditions: the sale is conditional planning permission for the proposed extension;
 - 4.1.5 Overage: should permission be granted for a development of over 40 sq m the Council will receive overage based on the increase in land value. Should future additional development receive planning within a 10-year period of the sale, the Council will receive 100% uplift of the added value; and

4.1.6 Costs: purchaser responsible for Council's reasonably incurred costs.

4.2 The land value has been derived from rates achieved on house plot prices in Edinburgh and is reflective of current market levels. The land has no alternative commercial use.

5. Next Steps

5.1 Following Committee approval, Legal Services will be instructed to progress with drafting the essential documentation for the proposed disposal.

6. Financial impact

6.1 A capital receipt of £25,900 will be credited to the General Property Account.

6.2 The Council will be relieved of its maintenance responsibility for the land to be sold.

7. Stakeholder/Community Impact

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

7.2 The Learning Estate Planning team considered that no operational use could be made of the site by the school estate.

7.3 The Principal Teacher has no objections to sale of the site.

8. Background reading/external references

8.1 None.

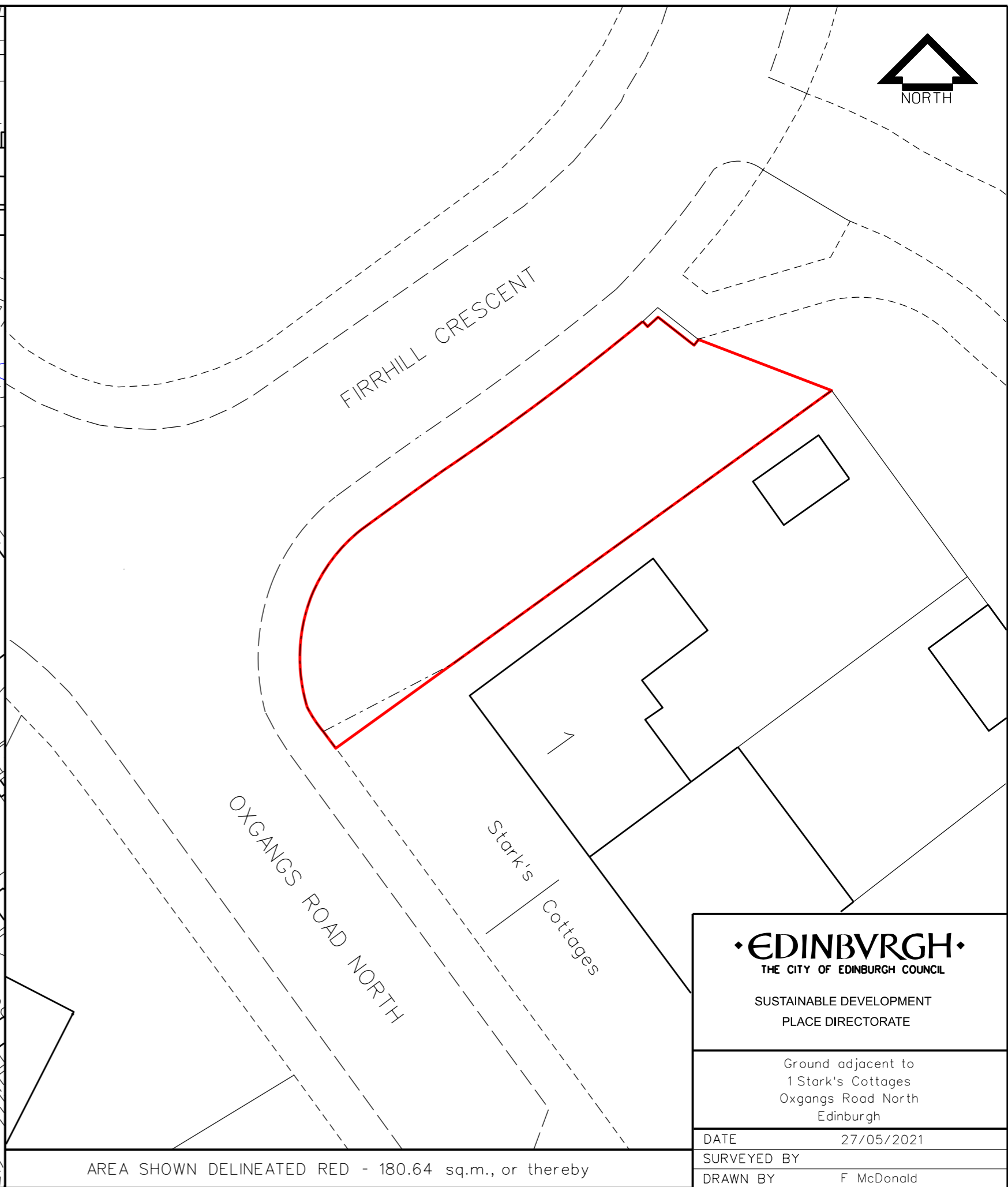
9. Appendices

9.1 Appendix 1 – Location plan.



LOCATION PLAN

SCALE 1:1250



SITE PLAN

SCALE 1:200

AREA SHOWN DELINEATED RED - 180.64 sq.m., or thereby

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| • EDINBURGH • THE CITY OF EDINBURGH COUNCIL | |
| SUSTAINABLE DEVELOPMENT PLACE DIRECTORATE | |
| Ground adjacent to 1 Stark's Cottages Oxcgangs Road North Edinburgh | |
| DATE | 27/05/2021 |
| SURVEYED BY | |
| DRAWN BY | F McDonald |
| FILE NO. | |
| NEG. NO. | NT2369/A3/2022 A |