

# Finance and Resources Committee

10.00am, Tuesday, 20 June 2023

## Land at Claylands Road, Newbridge – Proposed Disposal

Executive/routine Wards Council Commitments	Routine 1 - Almond
---	-----------------------

### 1. Recommendations

---

- 1.1 That the Finance and Resources Committee approves the disposal of 1.62 hectares (4 acres) of land at Claylands Road, Newbridge to Alex Brewster & Sons Ltd, on the terms and conditions outlined in this report.

**Paul Lawrence**

Executive Director of Place

Contact: Craig Dalgliesh, Development and Disposals Manager

E-mail: [craig.dalgliesh@edinburgh.gov.uk](mailto:craig.dalgliesh@edinburgh.gov.uk) | Tel: 0131 529 3173

# Report

## Land at Claylands Road, Newbridge – Proposed Disposal

### 2. Executive Summary

---

- 2.1 Alex Brewster & Sons approached the Council seeking to acquire 4 acres of ground at Claylands Road, Newbridge, along with access rights, to facilitate industrial development. Approval is sought to dispose of the land and grant access rights on the terms and conditions outlined in the report.

### 3. Background

---

- 3.1 Alex Brewster & Sons are an established local business with agricultural and industrial landholdings at Claylands Road, Newbridge.
- 3.2 To assist with development proposals on their adjoining land, the company has approached the Council with a request to purchase a vacant Council site together with access rights from Claylands Road.
- 3.3 The Council land extends to approximately 1.62 hectares (4 acres). It is irregular in shape and has a significant drop in gradient. It is shown outlined in red on the attached plan together with the Brewster and Sons land shown shaded blue.
- 3.4 The land is not currently used for any purpose and is subject to regular fly tipping and anti-social behaviour. Due its topography, and the infrastructure cost required to rectify, it is not considered a viable development proposition in isolation. Combining it with the larger adjacent site means that a longer term economically viable proposition can be achieved.

### 4. Main report

---

- 4.1 The following terms have been provisionally agreed:
- 4.1.1 Subjects: 1.6 hectares (4 acres) (or thereby) at Claylands, Newbridge;
- 4.1.2 Purchaser: Alex Brewster & Sons Ltd;
- 4.1.3 Price: £1,2m with a guaranteed minimum price of £800k, payable in three tranches, at completion, 12 and 24 months post completion;

- 4.1.4 Overage: payable to the Council should a future land sale exceed a rate specified in the contract
  - 4.1.5 Conditions of purchase: planning permission being obtained by the purchaser for the proposed industrial development;
  - 4.1.6 Costs: purchaser responsible for Council's reasonably incurred costs.
- 4.2 The Council instructed an independent valuation of the site. The agreed purchase price is based on this valuation.

## **5. Next Steps**

---

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

## **6. Financial impact**

---

- 6.1 A guaranteed minimum capital receipt of £800k will be received in three equal tranches commencing in financial year 2023/24, assuming planning permission for the proposed development is achieved. A further two payments will be in financial years 2024/25 and 2025/26.
- 6.2 The sale creates an unbudgeted receipt which will be credited to the General Fund. In line with proposals set out in another report on the agenda, Commercial Property Portfolio Strategy, Committee is asked to note that a business case for the development industrial units at Peffermill, Craigmillar is being developed that may seek the use of some of the capital receipt for this purpose, i.e., utilise capital raised from the investment portfolio for reinvestment in future opportunities. The business case will be submitted to a future Committee to be considered on its own merits.

## **7. Stakeholder/Community Impact**

---

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

## **8. Background reading/external references**

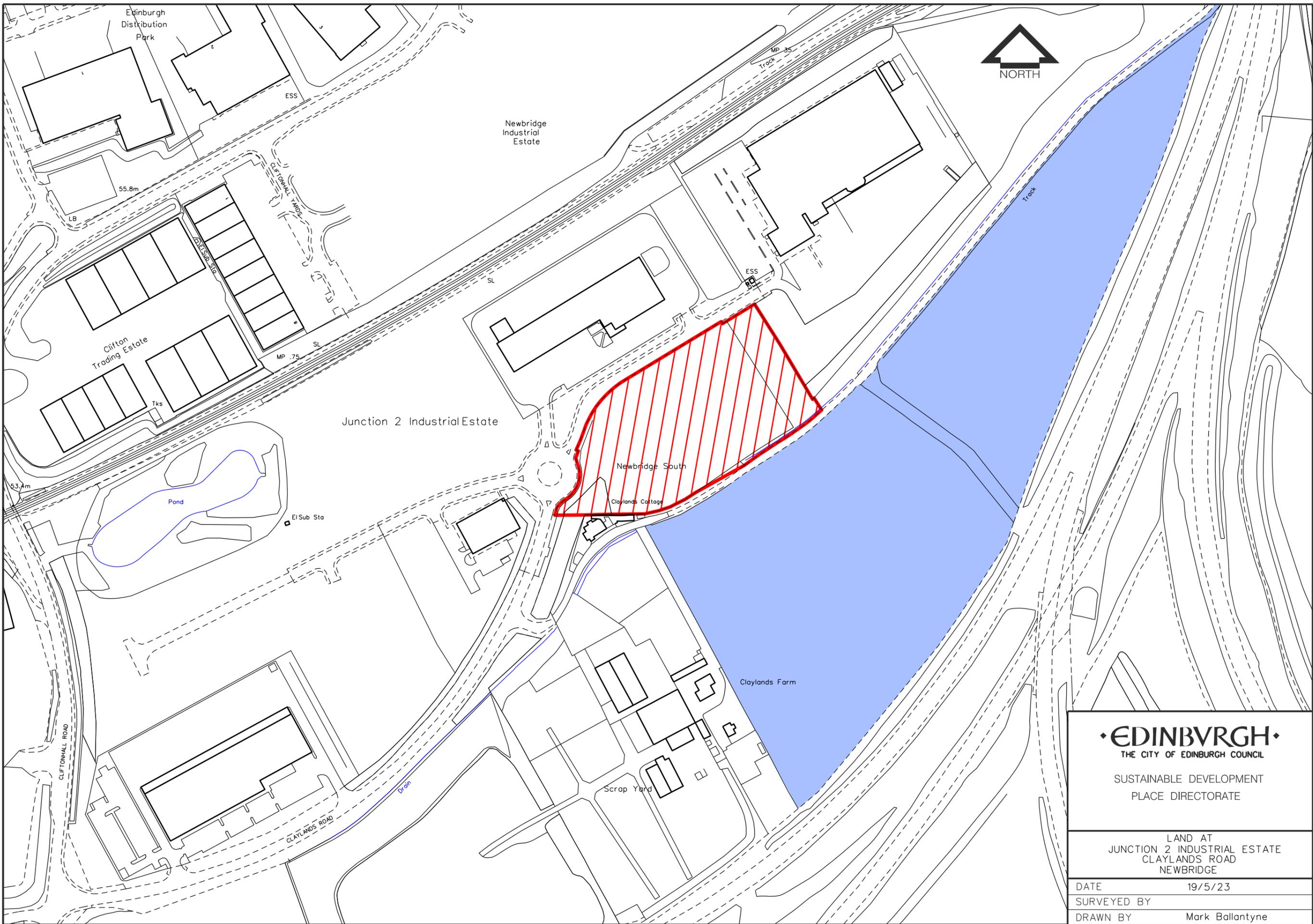
---

- 8.1 None.

## **9. Appendices**

---

- 9.1 Appendix 1 – Location plan.



**• EDINBURGH •**  
 THE CITY OF EDINBURGH COUNCIL

SUSTAINABLE DEVELOPMENT  
 PLACE DIRECTORATE

---

LAND AT  
 JUNCTION 2 INDUSTRIAL ESTATE  
 CLAYLANDS ROAD  
 NEWBRIDGE

DATE	19/5/23
SURVEYED BY	
DRAWN BY	Mark Ballantyne
SCALE	1:2500 @ A3 SIZE
NEG. NO.	A3/1458

SITE PLAN

SCALE 1:2500

THIS MAP IS REPRODUCED FROM ORDNANCE SURVEY MATERIAL WITH PERMISSION OF ORDNANCE SURVEY ON BEHALF OF THE CONTROLLER OF HER MAJESTY'S STATIONARY OFFICE CROWN COPYRIGHT. UNAUTHORISED REPRODUCTION INFRINGES CROWN COPYRIGHT LICENCE NUMBER 100023420. CITY OF EDINBURGH 2013 AND MAY LEAD TO PROSECUTION OR CIVIL PROCEEDINGS.