

Report of the Corporate Director of Corporate and Adult Social Services

## **Site at Leytonstone Drive, Mackworth**

### **RECOMMENDATION**

1. To authorise the sale of land at Leytonstone Drive as set out below.

### **REASONS FOR RECOMMENDATION**

2. To progress the sale of the surplus site which is to realise the capital receipt.

### **SUPPORTING INFORMATION**

- 3.1 The site and buildings at Leytonstone Drive, as shown edged on the attached plan, reverted to the City Council when the local Scout group folded. The buildings were used to house a theatre group who relocated due to excessive vandalism.
- 3.2 The property was marketed by Salloways Property Consultants on our behalf and terms agreed for the sale to Derby Markeaton congregation of Jehovah's Witnesses for the sum of £120,000. The sale is conditional upon the City Council demolishing the existing buildings. Funding is secured for this purpose and demolition is imminent. The purchasers have also agreed to grant the City Council an option to purchase their existing premises on the corner of Campion Street and Handford Street which could be used for a community centre for the Morley estate and surrounding areas. A business case has been produced for the property and this will be subject to a further report in the future.
- 3.3 Ward councillors have been consulted about the proposed sale and have raised no objections.

## OTHER OPTIONS CONSIDERED

4. The site is zoned on the local plan for community use. Residential development would have been more lucrative but this use was not permitted whilst ever there was a demand for community use. In this case there was demand both from the Jehovah's Witnesses and from a day nursery provider.

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**Background papers:** None or list  
**List of appendices:** Appendix 1 – Implications  
Appendix 2 - Plan

<b>IMPLICATIONS</b>
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**Financial**

1. The site was given full market exposure and actively marketed and the value of £120,000 is considered to be the full market value for the freehold of the property for community purposes in accordance with the planning restriction.

**Legal**

2. The land will be sold subject to a covenant restricting its use to community purposes and also restricting the use of alcohol on the site which is a covenant affecting the whole of the Mackworth estate.

**Personnel**

3. None.

**Equalities impact**

4. The site has been retained for a community use.

**Corporate priorities**

5. The proposal furthers the priority of **delivering excellent services, performance and value for money**.

