

Report of:	Executive Member for Regeneration Director of Regeneration
Submitted to:	Executive
Date:	23 August 2023
Title:	Nunthorpe Grange Farm – Disposal [Part A]
Report for:	Decision
Status:	Public
Strategic priority:	Physical environment
Key decision:	Yes
Why:	Decision(s) will incur expenditure or savings above £150,000
Urgent:	No
Why:	Not Applicable

Executive summary

The report seeks an Executive decision to dispose of the Council's freehold interest in land at Nunthorpe Grange Farm to The Trustees of Thornfield Gospel Hall Trust.

The proposal to dispose of the subject property accords with the Council's requirements to generate capital receipts and where possible assist with regeneration by securing third party investment and development in Middlesbrough.

The decision being sought to dispose is a key decision with the value of the surplus asset exceeding the £150,000 threshold.

Purpose

1. To seek Executive approval to dispose of the Council's freehold interest in land at Nunthorpe Grange Farm in accordance with the Council's Asset Disposal Process.

Background & relevant information

2. The subject parcel of land identified for disposal currently forms part of a much larger, now defunct, agricultural landholding situated at Nunthorpe Grange Farm – close to both Poole Roundabout on the junction of Guisborough Road [A1043] with Stokesley Road, and the site of the newly constructed Nunthorpe Medical Centre building.
3. Shown edged on the plan attached as Appendix 1 of this report, the subject parcel of land measures @ 4.218 Acres [1.7069 Hectares].
4. Rectangular in shape, the property comprises a vacant open area of farmland with hedgerow lining the boundaries with Guisborough Road [A1043] to the south, and Stokesley Road to the west.
5. Access to the subject parcel of land will be taken from publicly adopted highway, via the newly constructed carriageway that serves Nunthorpe Medical Centre.
6. The property is situated in the Nunthorpe Ward and the respective Ward Members have been consulted. Members will be further consulted on any subsequent proposal made as part of the normal planning process.
7. An Asset Disposal Business Case confirming the status of the property as surplus to operational Council requirements and the interest of The Trustees of Thornfield Gospel Hall Trust in purchasing the asset is attached as Appendix 3 of this report.

What decision(s) are being recommended?

8. That Executive be asked to:
 - a) note the information contained within Part A of the report; and
 - b) take the decision to dispose of the subject property to The Trustees of Thornfield Gospel Hall Trust once all the financial or exempt information contained within Part B of the report has been considered.

Rationale for the recommended decision(s)

9. Disposal as proposed would generate a significant capital receipt and also secure the third party investment needed to bring the property into a far more beneficial future use.
10. Disposal of the site supports delivery of the Council's Medium Term Financial Plan.

Other potential decision(s) and why these have not been recommended

Re-use for operational purposes

11. No Council operational service requirement has been identified.

Other uses

12. Although the property is capable of being used for other purposes, future use of the site for the purposes of religious worship as proposed by the Buyer, is preferred.

Do nothing

13. The property would remain in its present state, unutilised.

14. Whilst the subject land would be retained for potential Council use in the future, the liability and responsibility for maintaining and holding the property would remain with the Council in the interim.

Impact(s) of the recommended decision(s)

Legal

15. No specific legal issues have been created as a result of the proposal to dispose of the property.

16. Disposal of the subject parcel of land would require the release of a covenant restricting the use of the Buyer's existing Meeting Hall site.

17. The land would be disposed of freehold with vacant possession in accordance with standing financial orders and asset disposal protocol.

Strategic priorities and risks

18. The proposal does not require any change to the Council's existing policy framework.

19. The proposal to dispose of the property aligns with strategic objectives to facilitate private third party funded regeneration and contribute positively towards the vision for Middlesbrough – creating employment opportunities, driving enterprise and generating economic activity within the Borough.

Human rights, equality and data protection

20. There will be no negative, differential impact on protected groups and communities. A Level 1 (Initial Screening) Impact Assessment (IA) accompanies this report attached at Appendix 2.

21. The impact assessment has identified that the proposal would have a positive impact on the local community and does not represent any concern to equal rights, disability discrimination or the impingement of individual human rights.

22. The Council's development control planning process would also serve to ensure that any future use proposed would be appropriate for the local area

23. The proposed decision does not involve the collation and use of personal data.

Financial

24. The Council would receive a significant capital receipt plus revenue fees without the need to incur any further marketing costs.
25. Disposal of the subject property would remove the Council's liability for any future maintenance of the land, at an estimate cost of @ £300 per annum.

Actions to be taken to implement the recommended decision(s)

Action	Responsible Officer	Deadline
Subject to Executive approval, the Council moves to proceed with disposal of the property as detailed within Part B of this report.	Valuation & Estates Manager	September 2023

Appendices

1	Site Plan
2	Impact Assessment Level 1 – Initial Screening Assessment

Background papers

The following background papers were used in the preparation of this report:

Body	Report title	Date
Executive	Nunthorpe Grange Farm: Disposal – Church Lane [Parts A & B]	24 th November 2020

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