

Asset Disposal Business Case

Name of Asset:	Nunthorpe EPCH - Land Adjacent Stokesley Road, Nunthorpe, Middlesbrough TS7 0NB
Asset Register Number:	12062/003
Current Use:	Agricultural Land
Valuation at Current Use (Asset Register):	(Ref G: Exempt Appendix 4)
Reason for Disposal:	<p>Housing Policy H29 of the Local Plan Framework allocates land at Nunthorpe Grange Farm for the development of high quality, mixed, medium to higher density housing’.</p> <p>The LPF housing allocation includes 2 parcels of privately owned land, together with a further parcel of land held by the Council for mixed community purposes.</p> <p>Development of the subject site, measuring 1.91 Acres [7,746.81 Sqm] for care purposes, will contribute towards improving Middlesbrough's overall offer, ensuring there is a sufficient supply of high quality location options to prevent older residents moving outside of the town whilst also attracting new economically active residents from neighbouring areas.</p> <p>As well as generating payment of a significant capital receipt, it is hoped that the proposed development will increase the vibrancy of the town, supporting overall economic growth and stemming out migration.</p>
Latest Valuation (Proposed Disposal):	(Ref D: Exempt Appendix 4) – pending agreement of any allowable scheme development, infrastructure & abnormal cost deductions identified following the completion of relevant site planning, engineering, diligence & investigations.

Asset Disposal Stream (Please Select):

Generate Capital Receipt	(1)
Stimulate Economic Activity	(3)
Support Communities	(2)

In the event of more than one stream being relevant please rank in order of importance; (1), (2), (3)

Officer requesting Disposal (Responsible Service Manager):

Name:	Peter Brewer
Position:	Housing Growth Project Officer

Could the asset be disposed of for an alternative use that may give a higher capital receipt to the Council?

(To be completed by Valuation and Estates): (Tick)

Yes		No	✓
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If yes please outline potential use:

N/A

Estimated Value at Alternative Use:	£ N/A
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Key factors to be considered when assessing potential disposals:

1.	Capital receipt generated
2.	Suitability of development in line with the site masterplan
3.	Quality of development being proposed
4.	Provision of recurring income [Business Rates & Council Tax] in perpetuity

Any additional financial factors to be considered other than immediate capital receipt:

<p>Disposal as proposed brings forward the development of land measuring @ 1.91 Acres [7,746.81 Sqm] at Guisborough Road, Nunthorpe for care purposes.</p> <p>The land was farmed for a number of years under an agricultural tenancy, prior to the Council acquiring the subject lease in April 2018.</p> <p>Letting of the land has continued via a Farm Business Tenancy, thus affording the Council opportunity to continue drawing revenue income from the asset until the same is capable of being taken forward for disposal.</p> <p>Disposal of the site proposed will generate a significant capital receipt for the Council and help deliver improved care provision within the locality.</p> <p>The proposed transaction to dispose of the asset to Care Home Provider (Ref C: Exempt Appendix 4) will enable the delivery of a sustainable and viable development scheme, capable of bringing this parcel of land into far more beneficial use whilst also stimulating economic activity in this specific micro-location.</p>
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Asset Not Needed by the Council - Approved to proceed:

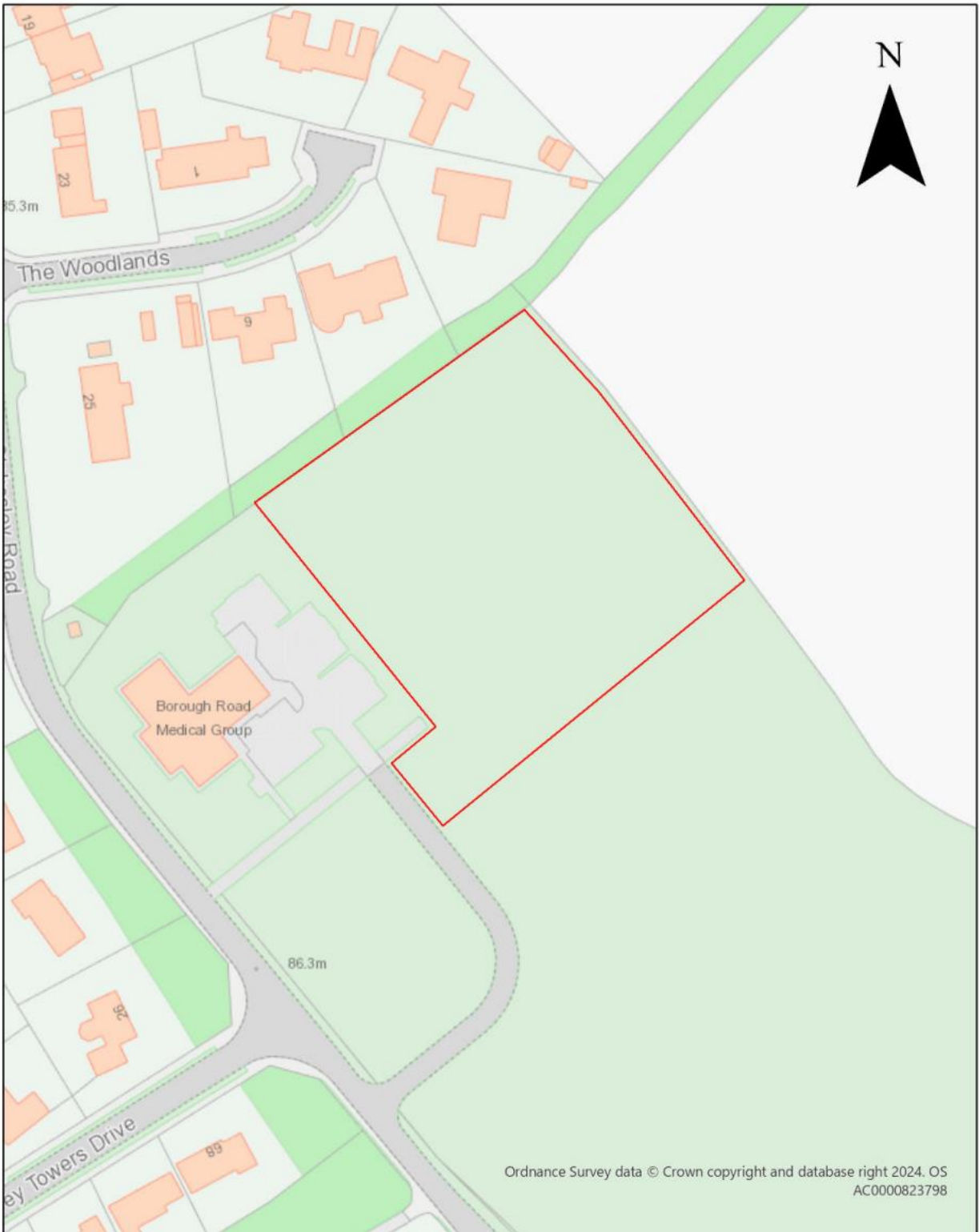
Head of Asset Management:	(Yes) Tick	No (Tick)	Date:
<i>David Jamison</i>	✓		02/08/2024

Preferred Method of Marketing (to be completed by Valuation & Estates): (Tick)

Formal / Informal Offers	
Private Treaty	✓
Auction	
Community Asset Transfer Process	

Method for Final Approval (before proceeding with preferred method of marketing) :

Estimated Value:	Approval Required:	Authorised:	Date:
Less than £50,000	Valuation & Estates Manager		
Between £50,000 & £250,000	Director of Finance		
More than £250,000	Executive Property Sub Committee or Executive	<i>David Valenti</i>	02/08/2024



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	Nunthorpe Grange Farm	Date : 27.06.2024
	Nunthorpe	Drawn : E.S
	Middlesbrough	Drg No : VAL 6475