

APPENDIX 2

Asset Disposal Business Case

Name of Asset:	Land at Nunthorpe Grange Farm – 12.45Ha (30.76 Acres)
Asset Register Number:	12062/003
Current Use:	Agricultural Land
Valuation at Current Use (Asset Register):	(Ref I: Exempt Appendix 4)
Reason for Disposal:	<p>Policy H29 of the Housing Local Plan allocates land at Nunthorpe Grange Farm for the development of high quality, mixed, medium to higher density housing’.</p> <p>In addition to the subject site held by the Council at Guisborough Road, 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 this site will contribute towards improving Middlesbrough's overall housing offer, ensuring there is a sufficient supply of high quality housing to prevent residents moving outside of the town whilst also attracting new economically-active residents from neighbouring areas.</p> <p>There is currently an adopted masterplan/design guide for the whole housing allocation site, but it is in need of a refresh to reflect the current position and ambitions. This will be completed alongside the work that will be done to bring the site forward for sale.</p> <p>It is hoped that the disposal, as proposed, will increase the vibrancy of the town, supporting overall economic growth and stemming out migration.</p>
Latest Valuation (Proposed Disposal):	(Ref B: Exempt Appendix 4)

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.	Fulfilment of the Borough’s Local Plan Framework housing requirement
3.	Suitability of development in line with the site masterplan
4.	Quality of development being proposed

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

<p>Disposal as proposed brings forward the residential development of the remnant LPF housing allocation site measuring @ 12.45Ha (30.76 Acres) at Guisborough Road, Nunthorpe.</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. 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.</p> <p>With an unconditional offer now being sought by the Council in order to generate the payment of a significant capital receipt during the current financial year 2024/25, the potential timeframe for the freehold disposal & legal transfer of the subject site could be brought forward by a period of @ 18 months.</p>
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Asset Not Needed by the Council - Approved to proceed:

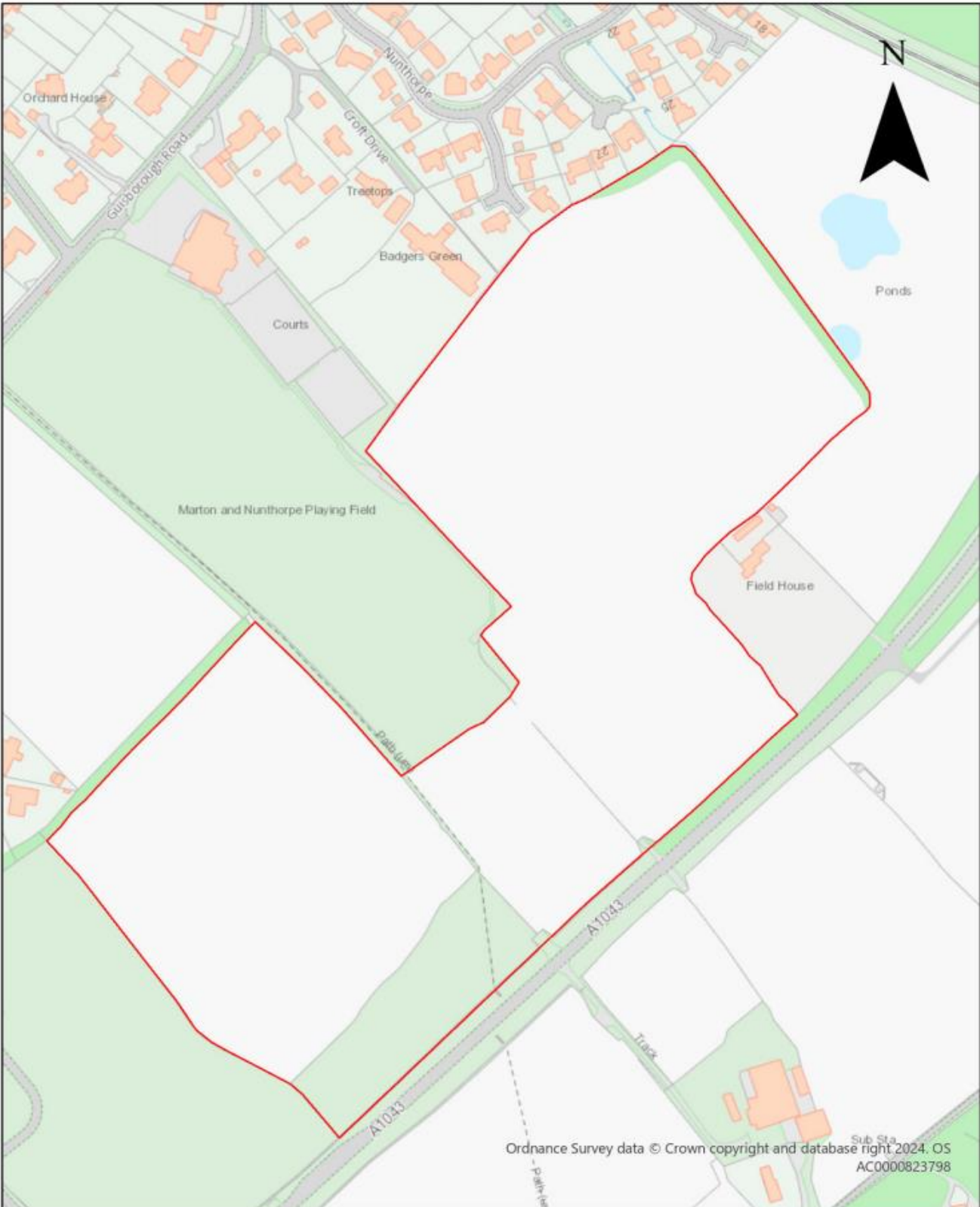
Head of Asset Management:	(Yes) Tick	No (Tick)	Date:
<i>David Jamison</i>	✓		15/07/2024


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

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

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>DWif Valenti</i>	15/07/2024




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Ordnance Survey LA10023413

Remnant Housing Allocation Site
Nunthorpe Grange Farm
Nunthorpe
Middlesbrough
TS7 0NB

Scale : 1:3,000
Date : 27.06.2024
Drawn : E.S
Drg No : VAL 6474