

Property Sub-Committee – 7th September 2022**Recommendations by Cllr Mark Deaville - Cabinet Member for
Commercial Matters****Item Title**

Disposal of surplus property at The Newlands, Royal Walk, Cheadle ST10 1EL by way of public auction

Property PID 1328

Electoral Division

Cheadle & Checkley

Local Member

Mark Deaville

Recommendations

The sub-committee to approve the sale of The Newlands, Royal Walk, Cheadle ST10 1EL by public auction to the highest bidder for a sum in excess of £200 000, and
Should the purchase to the highest bidder fall through, the Assistant Director for Commercial and Assets be given delegated approval to agree best terms available with the next succeeding bidder(s).

Transaction Summary**1. Current Arrangements**

The property is essentially vacant but has been occupied by security Guardians since 2015. The property has been held for consideration of use by potential partner organisations but it is now confirmed the property is not required by any of these organisations and is therefore surplus to requirements.

2. Proposals

To offer the property for sale by public auction as existing, leaving a purchaser to decide whether to refurbish/adapt the existing building or to redevelop the site subject to planning.

3. Undervalue Transaction

Not undervalue.

Supporting Details

4. Background Information

4.1 The property was used as a residential home for disabled persons but became uneconomic to upgrade to modern requirements. The property has been held pending possible re-use since 2015 and to preserve the asset has been occupied by Ad-Hoc Guardians. However retaining it in County Council ownership will continue to incur further costs.

4.2 The premises comprise a large detached 19th century former residence which has been in institutional use for a considerable period of time. The gross internal area of the building is 692 square metres and the site extends to approx. 2,424 square metres.

4.3 The property is not required for any County Council purpose and is therefore surplus to the Council's requirements.

4.4 The adjacent Bishop Rawle Primary School has confirmed the site would not be required by them.

4.5 It is considered that as the property is of a fairly unusual nature, the most efficient method of disposal is by way of public auction. The prior approval of this Committee is therefore required before taking the property to auction as the fall of the hammer constitutes an exchange of contracts meaning the Council is committed to sell at that point and we would therefore be unable to come to Committee to seek approval for the sale post the auction date.

5. Alternative Options

None.

6. Implications of transaction for County Council (Risks)

Strategic – None

Financial – Property holding costs are removed and sale income will be used to fund council priorities.

Operational – None

Legal – No unusual risks or issues.

7. Community Impact *

Now that use by partner organisations has been explored and found not to be required, the property can be sold and put the site put to future use for repurposing or development.

8. Comment by Local Member

To be reported to committee

9. Proposal supported by Assistant Director for Commercial and Assets

Signed: 

Name: Ian Turner

Date: 24th August 2022

10. Valuer/Officer advising on this transaction

Signed: 

Name: P Townley

Date: 10th August 2022

11. Background Documents

Site plan

*3 priority Outcomes for the people of Staffordshire are:

- To be able to access more good jobs and feel the benefits of economic growth
- To be healthier and more independent
- To feel safer, happier and more supported in their community.

