

ITEM No. 13

RECREATION AND CULTURAL SERVICES COMMITTEE - 5 March 1998
POLICY AND RESOURCES GENERAL PURPOSES SUB COMMITTEE - 10 March 1998
PERSONNEL & PROPERTY SERVICES COMMITTEE - 17 March 1998

JOINT REPORT BY THE DIRECTOR OF PROPERTY SERVICES AND
THE DIRECTOR OF RECREATION SERVICES.

PROPOSED DISPOSAL OF LAND AT WELLINGTON PARK, MONTROSE

ABSTRACT

This report advises the Committees of the proposal to declare a site at Wellington Park, Montrose surplus to the requirements of the Council and to dispose of the site on the open market.

RECOMMENDATIONS

The Committees are recommended to approve:-

- a) The site at Wellington Park, Montrose measuring 0.25 Ha or thereby be declared surplus to the requirements of the Council.
- b) The Director of Property Services be authorised to market the property for sale on the open market.
- c) That as Trustees for the Ancient Hospital Fund, the Council have no objections to the site being used for uses other than stated in the original Title Deeds and that the Director of Law and Administration be instructed to complete the relevant Minute of Waiver.

BACKGROUND

The Council currently own a site measuring 0.25 Ha or thereby at Wellington Park, Montrose as shown on the attached plan.

The site was previously used by the Angus Enterprise Trust, Training Unit, as garden/nursery ground and has now been vacant for a considerable time.

The site is held on the Recreation Services Account, the Montrose Burgh Council having acquired it in 1923 from the Trustees of the Ancient Hospital Fund.

The title contains a condition that the ground which the Council acquired is used to provide a scheme for housing under the Working Classes Act 1890. If the ground is to be used for purposes other than that permitted in the Deed then a Minute of Waiver would be required from the Superiors.

CURRENT POSITION

The availability of the site has been circulated to all Council departments to ascertain whether this site can be appropriately used. No department has notified any interest or identified a suitable alternative use.

The Director of Property Services has received various interests in the site for different uses, including the erection of lock-up garages or for residential use.

The Director of Planning Transport & Economic Development advises that he has no objections to either proposal although the potential for residential development may be limited and that the access to Wellington Park may require improvement.

The Director of Roads advises that in view of the limited nature of the access it is recommended that the site be developed for no more than two houses with turning space and parking within the site.

To enable the site to be disposed of on the open market and used for purposes other than that permitted in the Deed, Superiors consent will be required. The Ancient Hospital Fund is administered by the Council and the Superiors are the Montrose Members who are Trustees of the Fund.

The Director of Law & Administration advises that a formal Minute of Waiver will be required from the Superiors.

FINANCIAL IMPLICATIONS

The disposal of the site will result in a capital receipt for the Council.

CONSULTATION

The Chief Executive, the Director of Finance, the Director of Roads, the Director of Planning, Transport & Economic Development and the Director of Law & Administration have been consulted in the preparation of this report.

CONCLUSION

The Council have no further requirements for the site at Wellington Park, and its disposal will produce a capital receipt.

Michael G Lunny
Director of Property Services

John Zimny
Director of Recreation Services

No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information), were relied on to any material extent in preparing this report.



PROPOSED DISPOSAL
 LAND
 WELLINGTON PARK
 MONTROSE

1:1250

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