

**ANGUS COUNCIL**

**PERSONNEL AND PROPERTY SERVICES COMMITTEE - 3 FEBRUARY 1998**  
**ROADS COMMITTEE - 29 JANUARY 1998**  
**RECREATION AND CULTURAL SERVICES COMMITTEE - 22 JANUARY 1998**  
**POLICY & RESOURCES, GENERAL PURPOSES SUB-COMMITTEE - 27 JANUARY 1998**

**JOINT REPORT BY THE DIRECTOR OF PROPERTY SERVICES, THE DIRECTOR OF  
ROADS AND THE DIRECTOR OF RECREATION SERVICES**

**PROPOSED ACQUISITION OF LAND AT PROVOST REID'S ROAD, MONTROSE**

**ABSTRACT**

This report advises the Committees of the outcome of negotiations for the acquisition of an area of land measuring 0.961 hectares or thereby at Provost Reid's Road, Montrose from Rail Property Ltd.

**1. RECOMMENDATIONS**

The Personnel and Property Services Committee, the Roads Committee and the Recreation and Cultural Services Committee for their various interests are recommended to:-

- a. approve the acquisition of a site measuring 0.961 hectares or thereby at Provost Reid's Road, Montrose on the provisional terms and conditions contained in this report,
- b. approve that the ownership and future maintenance responsibility of the bridge which supports part of Marine Avenue be allocated to the Roads Account,
- c. approve that the ownership and future maintenance responsibility of the land at Provost Reid's Road, Montrose be allocated to the Recreation Services Account,
- d. approve that the finance for the proposed landscaping works be met from the Montrose Common Good Account,
- e. approve that the Director of Recreation Services carries out the proposed landscaping works to the site at the estimated cost of £16,500

**3. BACKGROUND**

The site in question is shown on the attached plan and is currently held in the ownership of British Rail. British Rail saw the site as having residential development potential and a number of developers have shown interest.

Angus Council, however, holds Title to a 6 metre strip of ground immediately abutting Provost Reid's Road which would provide access to British Rail 's land.



**PROPERTY** Site measuring 0.961 hectares or thereby at Provost Reid's Road, Montrose including the former railway bridge which supports Marine Avenue to the north east of the site.

**TRANSACTION:** Acquisition of Feuhold

**CONDITIONS:**

- a) The site will be used for open space, recreational use and possibly for the provision of a cycle track and no other use whatsoever.
- b) The acquisition will be subject to a clawback agreement for a period of fifty years which will result in Rail Property Ltd receiving 100% of any increase in value due to the granting of planning consent for an alternative use.

**PURCHASE PRICE:** £1 (ONE POUND)

**COSTS:** The Council will meet the sellers reasonable legal expenses plus an administration fee of £250 + V.A.T.

#### **4. FINANCIAL IMPLICATIONS**

The Council will require to finance the cost of the landscaping works to the site at an estimated cost of £16,500.

It is proposed that this finance is met from the Montrose Common Good Account.

#### **5. CONSULTATION**

The Chief Executive, Director of Finance, Director of Law & Administration have been consulted in the preparation of this report.

#### **6. CONCLUSION**

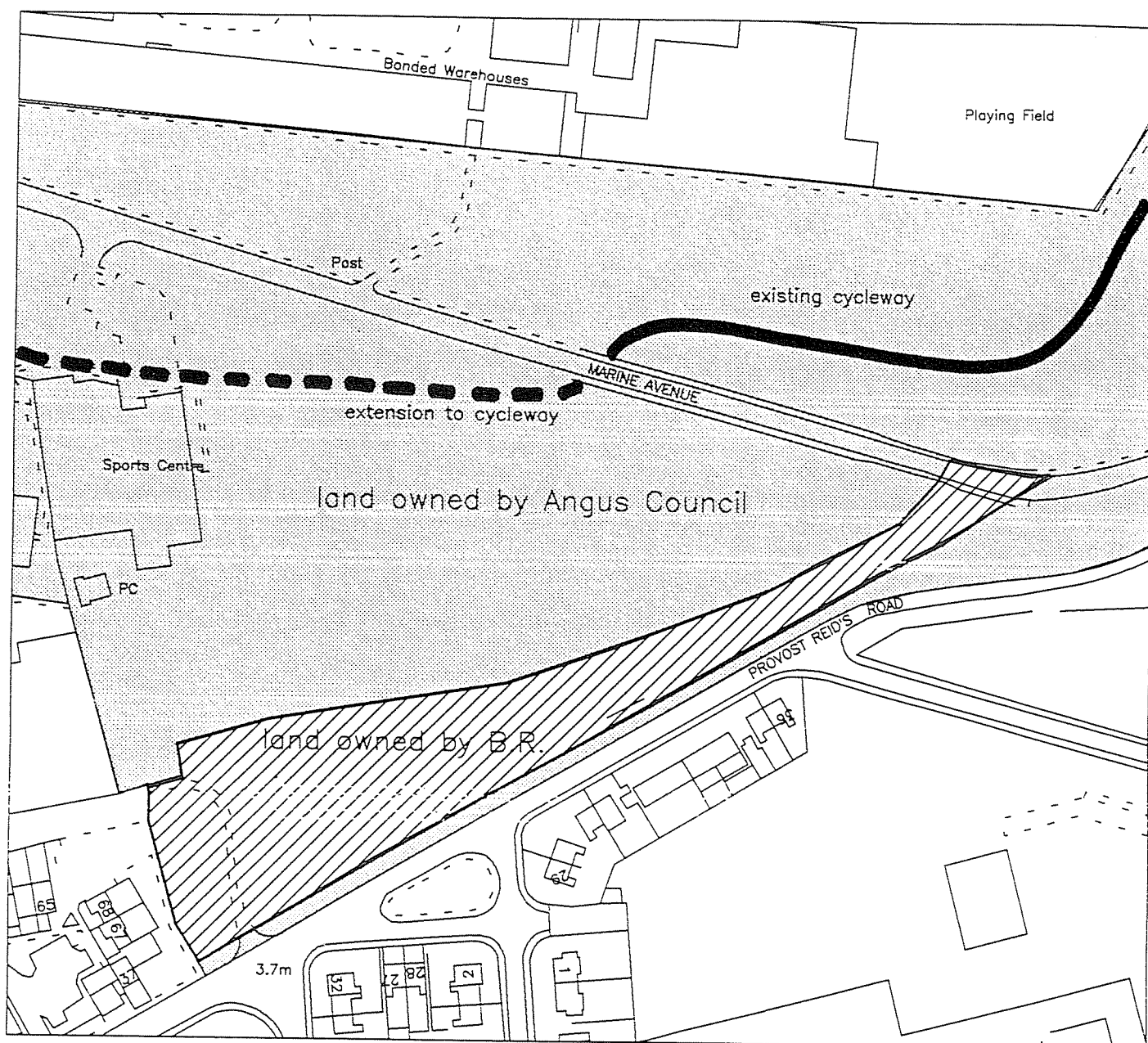
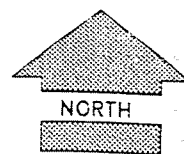
The decision of Rail Property Ltd to agree to dispose of the site will enable Angus Council to obtain control of the site and improve and extend the recreational area at Provost Reid's Road, Montrose.

Michael G Lunny  
Director of Property Services

John Zimny  
Director of Recreation Services

Dr R McLellan  
Director of Roads

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.



GROUND  
MARINE AVENUE  
MONTROSE

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