

PROPOSED DISPOSAL OF LAND AT MEADOWBANK COTTAGE, TRINITY BY BRECHIN

Abstract

The owner of Meadowbank Cottage, Trinity, Brechin has recently discovered that part of his garden is not contained with the Title Deeds for the Cottage. This report recommends disposal of the land which is currently held in the Brechin Common Good Account.

RECOMMENDATION

The Resources and Central Services Committee is recommended to approve the disposal of a site measuring 23sqm or thereby adjacent to Meadowbank Cottage, Trinity, by Brechin on the provisional terms and conditions contained in this report.

1 INTRODUCTION

Meadowbank Cottage Trinity is located adjacent to the entrance to the Brechin Golf and Squash Club. The owner of Meadowbank Cottage has recently discovered that an area of the garden ground associated with the cottage is not contained with the Title Deeds of the cottage and has now requested that Angus Council dispose of the site to him.

2 CURRENT POSITION

The site in question is held in the Brechin Common Good Account and in accordance with Council Procedure the three local Councillors have been consulted on this proposed disposal.

As no objections were received the Director of Property Services instructed Messrs Lickley Proctor to negotiate provisional terms and conditions for the disposal of the site.

3 PROVISIONAL TERMS AND CONDITIONS

The following provisional terms and conditions have now been agreed.

Seller: Angus Council (Brechin Common Good)

Property: Site extending to 23sqm or thereby adjacent to Meadowbank Cottage, Trinity, Brechin.

Consideration: The disposal price is £900

Costs: The purchaser will meet the Council's reasonable legal and surveyor fees.

4 CONSULTATION

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

5 FINANCIAL IMPLICATIONS

The Brechin Common Good account will receive a capital receipt of £900.

6 CONCLUSION

The disposal of this small area of land will regularise the title position of Meadowbank Cottage, Trinity and generate a capital receipt for the Brechin Common Good account.

7 HUMAN RIGHTS IMPLICATIONS

There are no Human Rights implications specific to this report.

BACKGROUND PAPERS

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 the above report.

M G Lunny
Director of Property Services