

ANGUS COUNCIL

INFRASTRUCTURE SERVICES COMMITTEE  
RESOURCES AND CENTRAL SERVICES COMMITTEE

28 April 2005  
3 May 2005

REPORT BY THE DIRECTOR OF PROPERTY SERVICES

No 522/05

## **PROPOSED DISPOSAL OF FORMER ROADMAN'S HOUSE, FARNELL, BRECHIN**

### **Abstract**

This report and the [attached plan](#) advises the Committee that the former Roadman's Cottage at Farnell, Brechin is vacant and surplus to Angus Council requirements. It is recommended that the house be sold in terms of the Title Deed conditions.

## **RECOMMENDATION**

The Committees are recommended to:

1. Declare the former Roadman's Cottage at Farnell, Brechin as surplus to requirements of Angus Council.
2. Approve the disposal of the former Roadman's Cottage at Farnell, Brechin on the provisional terms and conditions contained in this report.

## **1 INTRODUCTION**

The former Roadman's Cottage at Farnell, Brechin has been vacant since 2004 and the Director of Roads has confirmed that it is surplus to the requirements of the Roads Department's requirements.

No department has notified an intention or identified a suitable alternative use.

## **2 CURRENT POSITION**

In terms of the Title Deeds there still exists a pre-emption clause, which allows Southesk Settlement Trustees first refusal to purchase the property.

The Council's retained agents, Messrs Lickley Proctor were instructed to negotiate provisional terms and conditions for the disposal to the Superiors.

**3 PROVISIONAL TERMS AND CONDITIONS**

Provisional agreement has been reached to dispose of the property at a value of £85,000 with the purchasers meeting Angus Council's reasonable legal and Surveyor's fees. In our agents' opinion this is a fair and reasonable open market offer and compares favourably with open market sales for other similar houses in the vicinity.

**4 FINANCIAL IMPLICATIONS**

The disposal of the property will result in a capital receipt to Angus Council.

**5 CONSULTATION**

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

**6 CONCLUSION**

The Roadman's Cottage at Farnell, Brechin is now surplus to the requirements of Angus Council and its disposal in terms of the Title Deeds will result in a capital receipt to Angus Council.

**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.

**7 HUMAN RIGHTS ACT IMPLICATIONS**

There are no Human Rights Act implications specific to this report.

M G Lunny  
Director of Property Services