

Business and Property Committee

Item No.....

Report title:	Disposal, Acquisition and Exploitation of Properties
Date of meeting:	18 January 2018
Responsible Chief Officer:	Executive Director of Finance and Commercial Services
Strategic impact Proposals in this report are aimed at supporting Norfolk County Council (NCC) priorities by exploiting properties surplus to operational requirements, pro-actively releasing property assets with latent value where the operational needs can be met from elsewhere and strategically acquiring property to drive economic growth and wellbeing in the County. One of the key strategic actions within the Asset Management Plan is a sharp focus on maximising income through adoption of a more commercial approach to property.	

Executive summary

As part of corporate management of property and a systematic approach to reviewing the use and future needs of property assets for service delivery there is a continued emphasis on minimising the extent of the property estate retained for operational purpose. However on occasion there will be the requirement to acquire or reuse a particular property to support a service to delivers its aims.

By adopting a “single estate” approach internally, and sharing property assets with public sector partners through the One Public Estate programme, the Council is aiming to reduce net annual property expenditure by a further £4.2 million over the next three years.

Consideration is also given to suitability of surplus property assets for use or redevelopment to meet specific service needs that could improve quality of services for users, address other policy areas and/or improve financial efficiency for the County Council, for example, facilitating the supply of assisted living accommodation and other housing solutions for people requiring care, undertaking re-development to support jobs and growth.

This means that as well as continuing with the rationalisation of the operational property estate to reduce the number of buildings used by the County Council, a more commercial approach is being adopted over the sale or redeployment of surplus property assets.

Recommendations:

Business and Property (B&P) Committee are asked to:

- (i) Formally declare Abbott Farm Barns, Binham surplus to County Council requirements and instruct the Head of Property to dispose of the**

property. In the event of a disposal receipt exceeding delegated limits the Head of Property in consultation with the Executive Director of Finance & Commercial Services and Chair of B&P Committee is authorised to accept the most advantageous bid and report the fact at a subsequent B&P Committee meeting.

- (ii) Endorse the amendment to the boundaries of the previously disposed land adjoining Low Farm Buildings, Postwick Lane - Brundall
- (iii) Formally declare the Land at Brancaster Road, Docking surplus to County Council requirements and instruct the Head of Property to dispose of the property. In the event of a disposal receipt exceeding delegated limits the Head of Property in consultation with the Executive Director of Finance & Commercial Services and Chair of B&P Committee is authorised to accept the most advantageous bid and report the fact at a subsequent B&P Committee meeting.
- (iv) Formally declare this parcel of land rear of Rear of Church Road, Hilgay surplus to County Council requirements and instruct the Head of Property to dispose of the property to the adjoining owner. In the event of a disposal receipt exceeding delegated limits the Head of Property in consultation with the Executive Director of Finance & Commercial Services and Chair of B&P Committee is authorised to accept the most advantageous bid and report the fact at a subsequent B&P Committee meeting.
- (v) Formally declare Oaklands Farm House, Sidegate Road, Hopton on Sea surplus to County Council requirements and instruct the Head of Property to dispose of the property. In the event of a disposal receipt exceeding delegated limits the Head of Property in consultation with the Executive Director of Finance & Commercial Services and Chair of B&P Committee is authorised to accept the most advantageous bid and report the fact at a subsequent B&P Committee meeting.
- (vi) Formally declare the Land at Martham Estate, amounting to 8.22 acres, surplus to County Council requirements and instruct the Head of Property to dispose of the property. In the event of a disposal receipt exceeding delegated limits the Head of Property in consultation with the Executive Director of Finance & Commercial Services and Chair of B&P Committee is authorised to accept the most advantageous offer and report the fact at a subsequent B&P Committee meeting.
- (vii) Formally declare this parcel of land rear of 5/6/7 Blanks Close, Mautby surplus to County Council requirements and instruct the Head of Property to dispose of the property to the adjacent owner for £46,000.
- (viii) Formally declare Part of Covert Farm (also known as Decoy Farm), Woodland Area, Mautby surplus to County Council requirements and instruct the Head of Property to dispose of the property to tenant A. In the event of a disposal receipt exceeding delegated limits the Head of

Property in consultation with the Executive Director of Finance & Commercial Services and Chair of B&P Committee is authorised to accept the most advantageous offer and report the fact at a subsequent B&P Committee meeting.

- (ix) Formally declare the Land at Back Lane, Rollesby surplus to County Council requirements and instruct the Head of Property to dispose of the property to the licensee. In the event of a disposal receipt exceeding delegated limits the Head of Property in consultation with the Executive Director of Finance & Commercial Services and Chair of B&P Committee is authorised to accept the most advantageous offer and report the fact at a subsequent B&P Committee meeting.**
- (x) To authorise the Executive Director of Finance and Commercial Services Head of Property to arrange for NCC to enter in to a lease with Swift Aircraft Ltd for hanger 2 at Scottow Enterprise park.**
- (xi) Formally declare Wash Farm Premises, Dexter Road, Stow Bardolph surplus to County Council requirements and instruct the Head of Property to dispose of the property. In the event of a disposal receipt exceeding delegated limits the Head of Property in consultation with the Executive Director of Finance & Commercial Services and Chair of B&P Committee is authorised to accept the most advantageous offer and report the fact at a subsequent B&P Committee meeting.**
- (xii) Note the progress of the property disposal programme.**

1.0 Introduction

- 1.1 The Council actively manages its property portfolio in accordance with the adopted Asset Management Plan. Property is held principally to support direct service delivery, support policy objectives, held for administrative purposes or to generate income. Property is acquired or disposed of as a reaction to changing service requirements, changing council policies or to improve the efficiency of the overall portfolio.
- 1.2 The County Council challenges the use of its property on an ongoing basis. In the event of a property asset becoming surplus to a particular service need there are internal officer processes to ascertain whether other service areas have an unmet need that could be addressed by re-using the property asset for that service. This may lead to a change of use of individual properties, for example, an office building may be reused for operational service delivery. Any proposals for retention are only agreed if supported by a robust business case showing the benefits to the County Council and are funded from approved budgets. This assessment will also consider whether a property could be offered at best consideration to public sector or third sector partners.
- 1.3 The above assessments are carried out by the Corporate Property Officer (the Head of Property) in consultation with the Corporate Property Strategy Group (CPSG). Once it is confirmed there is no further County Council requirement

the Business and Property Committee is asked to formally declare property assets surplus or re-designate for alternative purposes.

- 1.4 The Corporate Property Officer reviews options for maximising income from surplus properties usually by open market sale to obtain the best consideration possible. These will range from selling immediately on the open market (to the bidder making the best offer overall), enhancing the value prior to sale, strategic retention for a longer term benefit through to direct development of the land and buildings and selling/letting the completed assets, in the expectation of enhanced income for the Council.
- 1.5 For properties to be sold immediately there is sometimes a need to consider selling directly to a specific purchaser instead of going to the open market. This may be justified where the third party is in a special purchaser situation and is willing to offer more than the assessed market value. Conversely this might be to a purchaser who is in a unique position of control for the unlocking of the full latent value of the Council owned site (ransom situation). A direct sale without going to market can also be justified if there are specific service benefits or a special partnership relationship which is of strategic value with service/community benefits.
- 1.6 In making recommendations for direct sale without going to market, or direct property development, the Corporate Property Officer will consider risks, opportunities, service objectives, financial requirements and community benefits.

2.0 Proposals

Binham – Abbott Farm Barns

- 2.1 This property was acquired by NCC and is part of the County Farms Estate. The site is approximately 2,611 m² (0.64 acres/0.26 hectares) in area and comprises a number of barns and sheds, edged red on plan.
- 2.2 The County Farms Team have reviewed this site and determined it is no longer required for operational use.
- 2.3 Following a review by the Head of Property in consultation with CPSG it has been confirmed that the site is not required for NCC service use.
- 2.4 One of the barns (building 2000) has approval for conversion to a residential dwelling under class Q of the Town and Country Planning (General

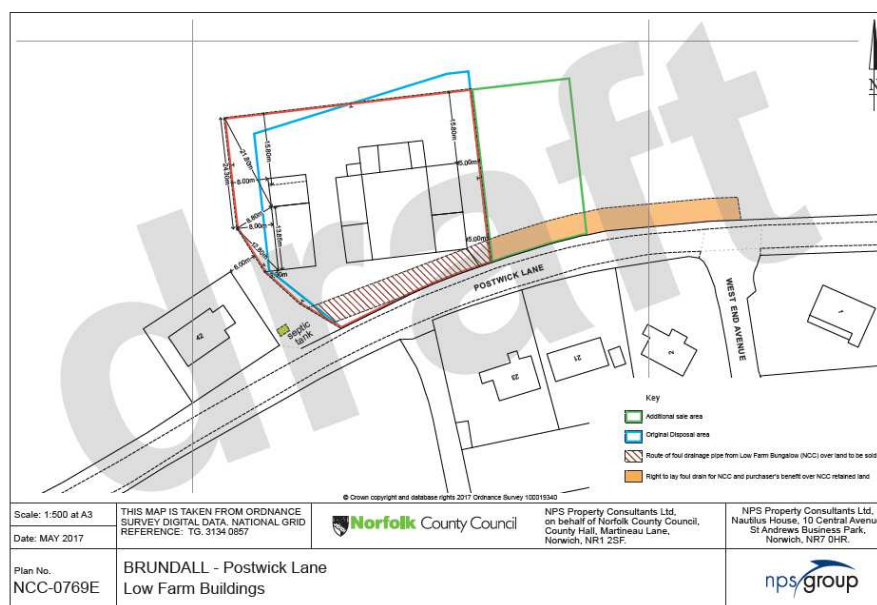


Permitted Development) (England) Order 2015. The Corporate Property Team are currently exploring options for exploiting the remainder of the site.

- 2.5 B&P Committee is asked to formally declare Abbott Farm Barns, Binham surplus to County Council requirements and instruct the Head of Property to dispose of the property. In the event of a disposal receipt exceeding delegated limits the Head of Property in consultation with the Executive Director of Finance & Commercial Services and Chair of B&P Committee is authorised to accept the most advantageous offer and report the fact at a subsequent B&P Committee meeting.

Brundall - Land Adjoining Low Farm Buildings, Postwick Lane - Brundall Estate

- 2.6 County Farm land at Low Farm Brundall was previously sold to Grand Old Oak Developments Limited (area edged blue on plan).
- 2.7 For practical reasons the developer wishes to amend the boundaries to the land as shown edged red on the attached plan.
- 2.8 The land involved in these transactions is let to a County Farms tenant and is aware of the proposed boundary amendment.
- 2.9 B&P Committee is asked to endorse the amendment to the boundaries of the previously disposed land adjoining Low Farm Buildings, Postwick Lane - Brundall



Docking – Land at Brancaster Road

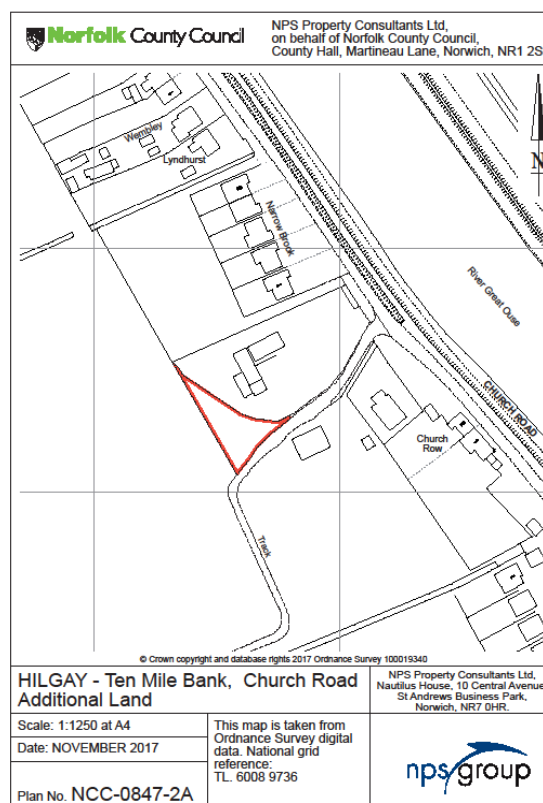
- 2.10 This property, edged red on plan, was acquired by NCC and for many years was used as a highway depot before being utilised as a community bus garage. This use ceased over a year ago and the property is currently vacant.

- 2.11 Following a review by the Head of Property in consultation with CPSG it has been confirmed that the site is not required for NCC service use.
- 2.12 B&P Committee is asked to formally declare the Land at Brancaster Road, Docking surplus to County Council requirements and instruct the Head of Property to dispose of the property. In the event of a disposal receipt exceeding delegated limits the Head of Property in consultation with the Executive Director of Finance & Commercial Services and Chair of B&P Committee is authorised to accept the most advantageous offer and report the fact at a subsequent B&P Committee meeting.



Hilgay – Land to the Rear of Church Road

- 2.13 This property, edged red, is owned by NCC and forms part of the County Farms estate known as Hilgay (Ten Mile Bank). The property area is approximately 0.13 acre (0.05 Hectare).
- 2.14 The adjoining owner has made enquiries about purchasing this land directly. They had previously purchased their site from the County Council earlier in 2017.
- 2.15 The land in question is let but is not used operationally by the tenant. The tenant has agreed to the surrender of this parcel of land.
- 2.16 The County Farms Team have reviewed this site and



determined it is no longer required for operational use.

- 2.17 Following a review by the Head of Property in consultation with CPSG it has been confirmed that the site is not required for NCC service use.
- 2.18 To ensure best value the County Council has sought expert valuation advice to use as a basis for negotiation.
- 2.19 The purchaser will seek the necessary planning permission for change of use.
- 2.20 B&P Committee is asked to formally declare this parcel of land rear of Church Road, Hilgay surplus to County Council requirements and instruct the Head of Property to dispose of the property to the adjoining owner. In the event of a disposal receipt exceeding delegated limits the Head of Property in consultation with the Executive Director of Finance & Commercial Services and Chair of B&P Committee is authorised to accept the most advantageous offer and report the fact at a subsequent B&P Committee meeting.

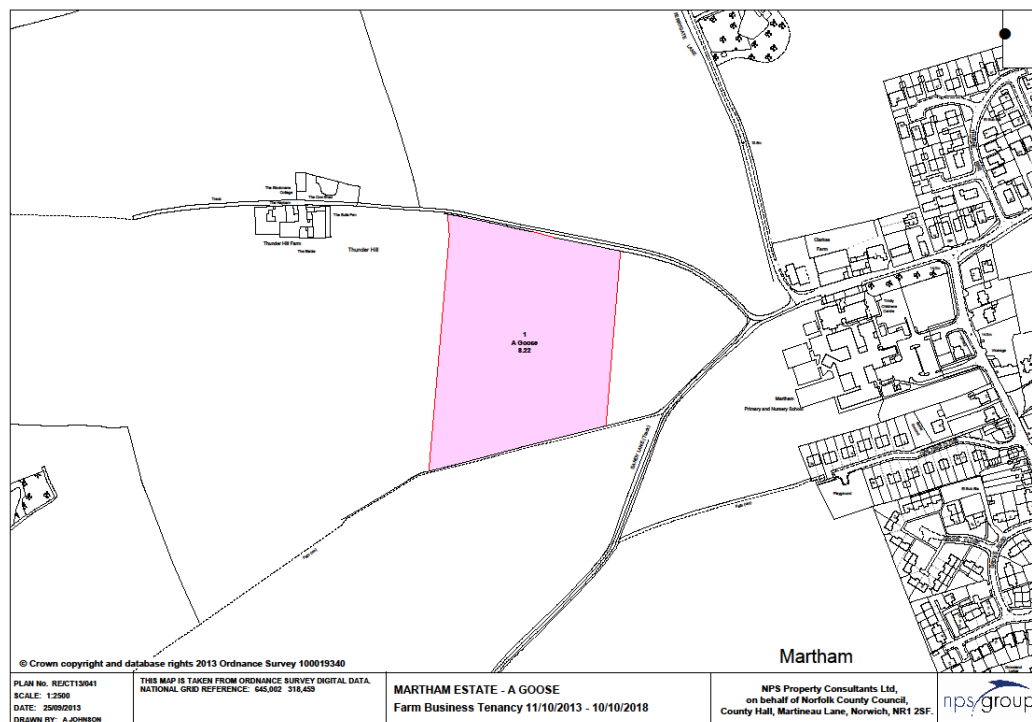
Hopton on Sea – Oaklands Farm House, Sidegate Road

- 2.21 This site is owned by NCC and forms part of the County Farms estate. It is 5 acres (2 hectares) in size and comprises a 3 bed house and outbuildings, edged red on plan.
- 2.22 The County Farms Team have reviewed this site and determined it is no longer required for operational use.
- 2.23 Following a review by the Head of Property in consultation with CPSG it has been confirmed that the site is not required for NCC service use.
- 2.24 B&P Committee is asked to formally declare Oaklands Farm House, Sidegate Road, Hopton on Sea surplus to County Council requirements and instruct the Head of Property to dispose of the property. In the event of a disposal receipt exceeding delegated limits the Head of Property in consultation with the Executive Director of Finance & Commercial Services and Chair of B&P Committee is authorised to accept the most advantageous offer and report the fact at a subsequent B&P Committee meeting.



Martham – Land at Martham Estate (8.22 acres Field)

- 2.25 This land is owned by NCC and forms part of the County Farms estate. It is a single isolated field of 8.22 acres (3.32 hectares) in area, shaded pink on plan. It is currently let to a County Farms tenant.
- 2.26 The County Farms Team have reviewed this site and determined it is no longer required for operational use.
- 2.27 Following a review by the Head of Property in consultation with CPSG it has been confirmed that the site is not required for NCC service use.
- 2.28 The agreement for the sale will include provisions to restrict the use of the land to allotment/agriculture use and will include an overage clause.
- 2.29 B&P Committee is asked to formally declare the Land at Martham Estate, amounting to 8.22 acres, surplus to County Council requirements and instruct the Head of Property to dispose of the property. In the event of a disposal receipt exceeding delegated limits the Head of Property in consultation with the Executive Director of Finance & Commercial Services and Chair of B&P Committee is authorised to accept the most advantageous offer and report the fact at a subsequent B&P Committee meeting.



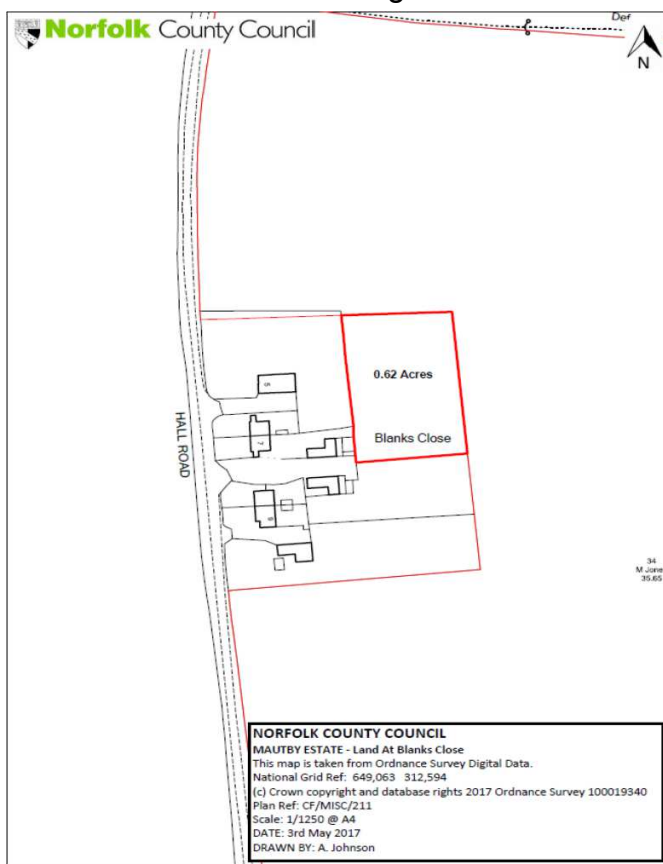
Mautby – Land Rear of 5/6/7 Blanks Close (Mautby Estate)

- 2.30 This land is owned by NCC and forms part of the County Farms estate. It is 0.62 acres (0.25 hectares) in area, edged red on plan. It is currently let to a County Farms tenant.

2.31 The County Council received an approach from the adjacent owner of 7 Blanks Close to purchase this area of land. Bids were sought from the owners of 5,6 and 7 Blanks close with the highest offer of £46,000 being received from the owner of 7 Blanks Close. This represents a value of just over £74,000 per acre.

2.32 The County Farms Team have reviewed this site and determined it is no longer required for operational use. Furthermore it was concluded that it will make it easier for the tenant to work the adjacent field. The tenant has agreed to surrender this parcel of land.

2.33 Following a review by the Head of Property in consultation with CPSG it has been confirmed that the site is not required for NCC service use.



2.34 The Head of Property has determined that a direct sale of this site to the adjoining owner achieves best value.

2.35 The agreement for the sale will include provisions to prevent the erection of buildings immediately behind 5 and 6 Blanks Close, restrict the use of the land to grazing/garden land, include an overage clause and the purchaser will seek the necessary planning permission for change of use.

2.36 B&P Committee is asked to formally declare this parcel of land rear of 5/6/7 Blanks Close, Mautby surplus to County Council requirements and instruct the Head of Property to dispose of the property to the adjacent owner for £46,000.

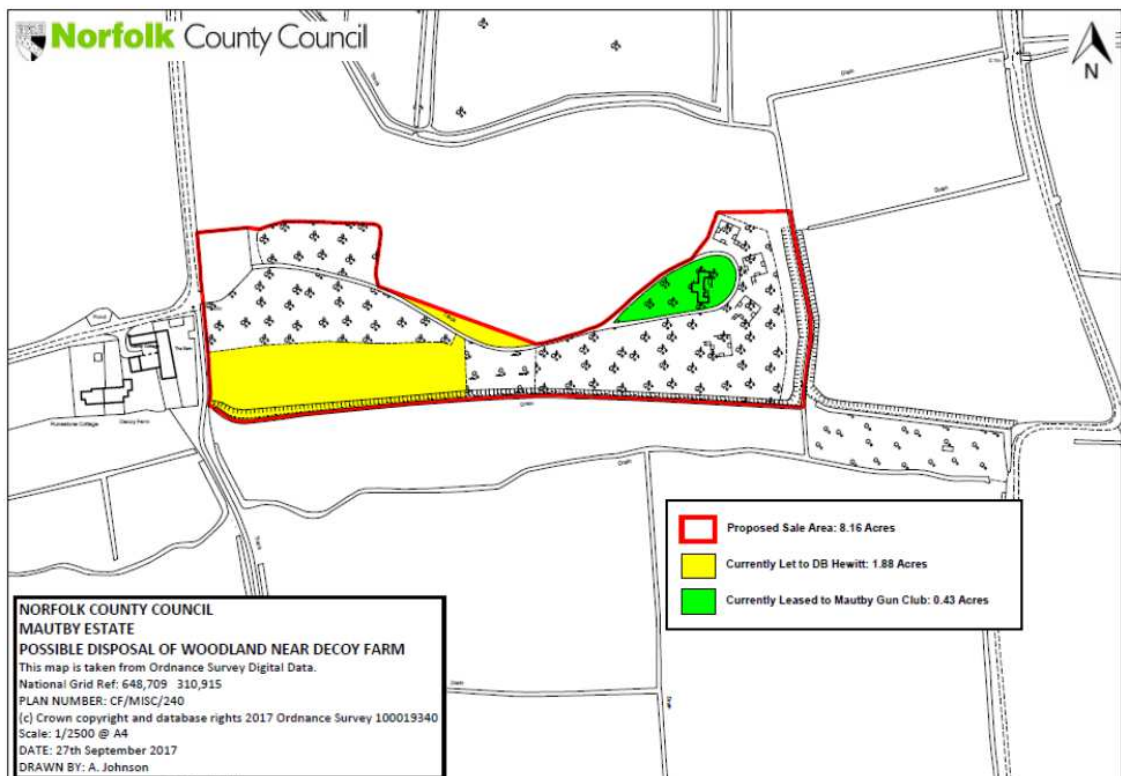
Mautby – Part of Covert Farm (also known as Decoy Farm), Woodland Area (Mautby Estate)

2.37 This land is owned by NCC and forms part of the County Farms estate. It is 8.16 acres (3.3 hectares) in area, edged red on plan. 1.88 acres (0.76 Hectares) is let to a County Farms tenant (tenant B), shaded yellow on plan, 0.43 acres (0.17 hectares) is let to the Mautby and District Gun Club, shaded green on plan, and the remainder is unlet.

2.38 A proposal has been discussed with an existing County Farms Tenant (tenant A) of an adjacent holding to relocate their existing wood processing business

to a site within the Mautby Estate landholding. This is in response to an ongoing estate management issue.

- 2.39 It is proposed to sell this 8.16 acre site to tenant A with the Mautby and District Gun Club and tenant B as sitting tenants. To ensure best value the County Council has sought expert valuation advice to use as a basis for negotiation. In the event of non-agreement both parties will jointly procure an expert third party to determine the value.
- 2.40 The County Farms Team have reviewed this site and determined it is no longer required for operational use.
- 2.41 Following a review by the Head of Property in consultation with CPSG it has been confirmed that the site is not required for NCC service use.
- 2.42 The agreement for the sale will include restriction of the use of the land to wood processing and agriculture and an overage clause. The County Council will seek the necessary planning permission for change of use.
- 2.43 B&P Committee is asked to formally declare Part of Covert Farm (also known as Decoy Farm), Woodland Area, Mautby surplus to County Council requirements and instruct the Head of Property to dispose of the property to tenant A. In the event of a disposal receipt exceeding delegated limits the Head of Property in consultation with the Executive Director of Finance & Commercial Services and Chair of B&P Committee is authorised to accept the most advantageous offer and report the fact at a subsequent B&P Committee meeting.



Rollesby – Land at Back Lane

Rollesby – 0.09 acres

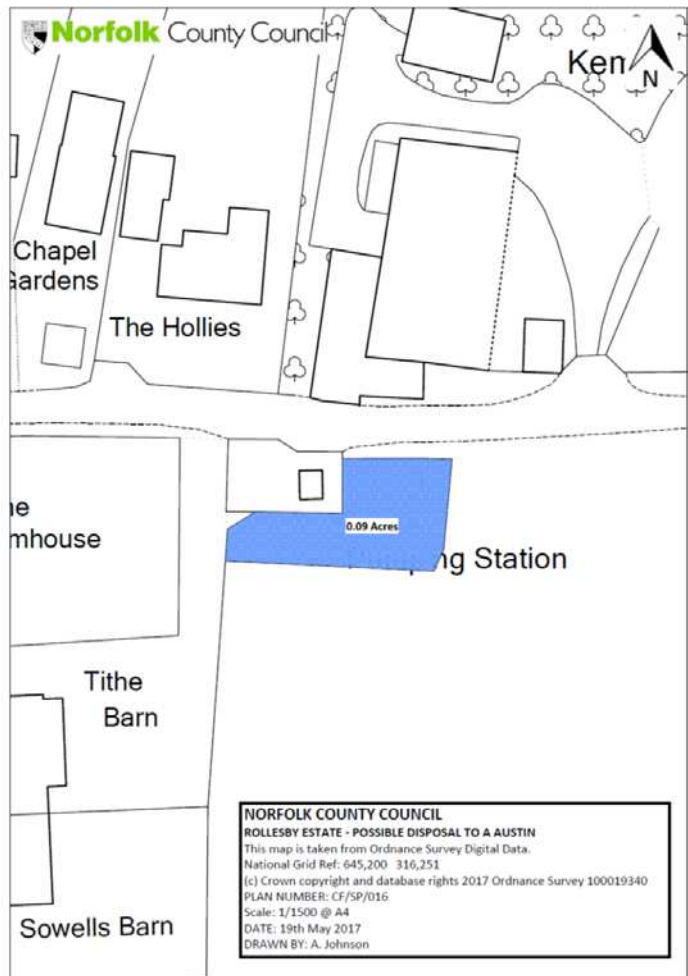
2.44 NCC let a small area of County Farms land under a garden licence (shaded blue on plan). The site area is 0.09 acres (0.036 Hectares).

2.45 It is proposed to sell this small site to the licensee to achieve a capital receipt.

2.46 The County Farms Team have reviewed this site and determined it is not required for operational use.

2.47 Following a review by the Head of Property in consultation with CPSG it has been confirmed that the site is not required for NCC service use.

2.48 B&P Committee is asked to formally declare the Land at Back Lane, Rollesby surplus to County Council requirements and instruct the Head of Property to dispose of the property to the licensee. In the event of a disposal receipt exceeding delegated limits the Head of Property in consultation with the Executive Director of Finance & Commercial Services and Chair of B&P Committee is authorised to accept the most advantageous offer and report the fact at a subsequent B&P Committee meeting.



Scottow Enterprise Park

2.49 Scottow Enterprise Park is owned freehold by the County Council. It is a large and diverse space, operating as an enterprise park providing a place where businesses are able to grow. It also provides a financial return to the County Council.

2.50 Hethel Innovation Ltd (a company wholly owned by Norfolk County Council) manages the Scottow Enterprise Park on behalf of the County Council. There is in place a formal agreement between Hethel Innovation Ltd and the County Council. The agreement authorises Hethel Innovation Ltd to negotiate tenancy agreements subject to final approval by the County Council.

- 2.51 For granting of leases business cases are to be submitted by Hethel Innovation Ltd to the Executive Director of Finance and Head of Property. If the business case is satisfactory the proposed tenancy agreement will be put forward to the Council's Business and Property Committee for a decision. Should the Committee accept the recommendation, the tenancy shall then be approved by the Council's Executive Director of Finance and Commercial Services and Head of Property.
- 2.52 Authorisation is being sought to grant a lease for Hanger 2 to Swift Aircraft Ltd. This company was formed in 2007 to design and manufacture a brand new certified aircraft, the first to be certified in Great Britain in over 20 years. Swift Aircraft Ltd require larger manufacturing facilities to manufacture up to 8 aircraft per month. The company anticipates the need to employ an additional 90-100 employees over the next two years.
- 2.53 Hethel Innovation Ltd have advised that Swift Aircraft Ltd have a credible business plan and are a viable company.
- 2.54 The lease will be at an initial rent of £118,358 pa on a 7 year lease (break option after year 2) plus a contribution to site running costs at 10% of the annual rental figure. The first year will include a 9 month rent free period whilst Swift Aircraft Ltd makes additions and alterations to the building to make it fit for their use.
- 2.55 Hethel Innovation Ltd sought external expert advice on rental levels which were assessed at £3.00 per ft², however due to the state of the building, limited utilities and general poor site services a soft start rent of £2.00 per ft² has been agreed for years 1 and 2, rising to £2.50 per ft² for year 3 and £3.00 per ft² thereafter up to the market value.
- 2.56 In respect of the hanger 2 proposal the Executive Director of Finance and Commercial Services and Head of Property have reviewed the business case and valuation advice and are satisfied to recommend Business and Property Committee agree to the leasing of the building to Swift Aircraft Ltd.
- 2.57 B&P Committee is asked to authorise the Executive Director of Finance and Commercial Services Head of Property to arrange for NCC to enter in to a lease with Swift Aircraft Ltd for hanger 2 at Scottow Enterprise Park.



Stow Bardolph – Wash Farm Premises, Dexter Road

- 2.58 This property forms part of the County Farms Stow & Marshland Estate. The site area is 0.34 acres (0.14 hectares), shaded red on plan and is currently unlet.
- 2.59 The buildings are in a poor state of repair and the County Farms Team have reviewed this site and determined it is not required for operational use.
- 2.60 Following a review by the Head of Property in consultation with CPSG it has been confirmed that the site is not required for NCC service use.
- 2.61 B&P Committee is asked to formally declare Wash Farm Premises, Dexter Road, Stow Bardolph surplus to County Council requirements and instruct the Head of Property to dispose of the property. In the event of a disposal receipt exceeding delegated limits the Head of Property in consultation with the Executive Director of Finance & Commercial Services and Chair of B&P Committee is authorised to accept the most advantageous offer and report the fact at a subsequent B&P Committee meeting.



3.0 Property disposal programme update

3.1 The County Council publishes a capital receipts forecast in the budget book. Receipts generated through the sale of assets are used to reduce the borrowing requirement for the Council's capital programme in that year, held to offset against future capital borrowing requirements or used to repay existing borrowing.

3.2 The property disposal schedule estimates published in the budget book are:

Sales estimates	2017-18	2018-19	2019-20+	Total
	£m	£m	£m	£m
Forward Sales Summary excluding farms	2.465	1.750	0.250	4.465
Farms Sales forecast	6.675	2.530	2.000	11.205
Total projected sales	9.140	4.280	2.250	15.670

3.3 The figures included in the schedule were the best estimates at the time of compilation for the budget book of the value of properties available for disposal, pending formal valuations, planning decisions, timing of sales and delivery options, particularly in relation to housing schemes. More detailed valuations will become available as the properties are prepared for market. The schedule is also only an indication of the phasing of disposals. Some sales will take place later than forecast, for example when planning or legal issues arise, whereas others may be accelerated as alternative sales and development opportunities are identified.

3.4 The disposal programme is managed by the Corporate Property Team (CPT) supported by NPS who undertake the professional services. In broad terms the process starts with a service declaring a property surplus to their service delivery needs. CPT undertake a review with the Corporate Property Strategy Group to ascertain whether another Council service area has a requirement. If no service use is identified Business and Property Committee are asked to confirm the property is surplus to County Council use.

3.5 Planning and valuation advice is provided by NPS who will also provide a view as to the method of disposal. CPT will then conclude how and when a property is disposed of or retained whilst the property is exploited either through enhancing the value by a change of use or self-development. Suitable properties may also be used to contribute to a One Public Estate programme project or transferred to Repton Property Developments Ltd to be developed out for housing.

3.6 NPS also provide agency services to undertake the actual disposal of a property and on behalf of CPT instruct NPLaw to provide the legal support.

3.7 To date the capital receipts achieved in 2017/18, and monies received amount to £1,213,000. There are currently 26 cases that will potentially realise a further £2.28million in 2017/18. For 2018/19 there are 42 cases identified amounting to £8.1m and a further 19 cases in 2019/20 with an estimated total

valuation of £5.5m. In all a total £15.8m capital receipts are programmed for the three year period over what has already been achieved this year.

3.8 In **Appendix 1** is a list of 47 cases where the Council has declared these properties surplus and noting the current stage they are at.

3.9 The properties in the remaining 40 cases are currently being assessed as to how the Council will achieve best value and each will be brought to future Business and Property Committee meetings with a recommendation to formally declare surplus to County Council use.

3.10 B&P Committee is asked to note the progress of the property disposal programme.

4.0 Financial Implications

4.1 Decisions in this report will ultimately result in sale proceeds which will support funding of the Capital Programme or the repayment of debt. Other financial implications include:

- Reduction in property expenditure and financial efficiency through reduction in the number of sites and buildings retained.
- Generating revenue income/capital receipts from the exploitation of surplus property assets.
- Disposal and development costs to fund planning and assessment work. The cost of these will be funded from future receipts.

5.0 Issues, risks and innovation

5.1 For disposals and acquisitions in the usual way the legal implications are around the parties agreeing to the terms of the agreement for each acquisition and disposal and entering a contract.

6.0 Background

6.1 There are several strands forming the strategic background to these proposals, namely:

- The overall Council's current priorities of **Excellence in Education, Real Jobs, Good Infrastructure** and **Supporting Vulnerable People**.
- Norfolk County Council Asset Management Plan 2016-19.
- The adoption of an updated property savings plan, that calls for £4.2m of savings for the next three years.
- The Norfolk One Public Estate Programme that is supporting the joint strategic exploitation of the combined public sector property estate.
- The medium term financial strategy includes commercialisation of NCC property assets as a priority to help diversify the Council's funding.

6.2 Strategic asset management is focussed on:

- Releasing properties that are costly, not delivering services efficiently or in the wrong location.
- Exploiting the latent value of the property estate with an emphasis on using the retained estate more intensively or identifying opportunities to generate revenue income or increasing the capital value.
- Reducing future maintenance liabilities and reducing the overall carbon footprint.
- Directing spend on “core” property assets that are to be retained over the long term.

6.3 There are several key targets in the prioritised work plan in the Asset Management Plan that support these proposals:

- Ongoing implementation of the property savings plan.
- Continued focus on property rationalisation.
- Ongoing implementation of a 5-year disposals programme, allied with seeking opportunities for development.
- Surplus Highways land – implement disposals of packages of land parcels no longer required for road schemes.
- Develop options for “top 5” sites with development potential.
- Deliver strategy to promote surplus/fringe sites for housing.

Officer Contact

If you have any questions about matters contained in this paper please get in touch with:

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Appendix 1

Sites declared surplus to County Council use

Case name/property	Date Declared surplus to Council use	NPS (or other agent) instructed	Marketed	NPLaw instructed	Comment
<u>Farms estate</u>					
Acle - land north of Norwich Road	01/06/2015	Yes	n/a	No	Applying to extend planning permission – prior to proposed transfer to Repton
Attleborough - Eastern attachments	31/05/2016	Yes	Yes	Yes	Sold subject to contract
Binham - Old Westgate Farm Barn	08/02/2016	Yes	No	No	Will be marketed Spring 2018
Fincham - Marham Road	30/11/2015	Yes	No	No	Seeking updated infrastructure costs prior to formal marketing exercise to minimise risk
Haddiscoe - Tin Barn, Hall Road, Toft Monks	08/09/2017	Yes	No	No	Updating planning permission, prior to formal marketing exercise to maximise value
Hindringham - Row Hill Barn	30/11/2015	Yes	Yes	No	Will be marketed Spring 2018
Hopton on Sea - (2.3 acres at Links Road)	08/09/2017	Yes	No	No	NPS are currently reviewing the planning position, prior to bringing forward a more detailed options appraisal – which will guide the disposal process
North Elmham - Vicarage Farm Barn	30/11/2015	Yes	Yes	No	Will be marketed January 2018
Welney - Croft Farm, Wisbech Road	08/09/2017	No	No	No	Will be marketed Spring 2018
Welney - Old Croft Farm, Tipsend	08/09/2017	No	No	No	Will be marketed January 2018
<u>Non Farms estate</u>					
Acle - Herondale	08/09/2017	Yes	No	No	Options appraisal underway, prior to

					formal marketing to establish best planning use for the site
Attleborough - London Rd adjacent new primary school	08/09/2017	Yes	No	No	Will be marketed Spring 2018
Beetley - former highway land	18/11/2016	Yes	No	Yes	Preparing for sale by auction in Spring 2018
Bircham - school and playing field	08/09/2017	Yes	No	No	Title review underway to establish constraints, prior to formal marketing
Brockdish - Playing Field	08/09/2017	Yes	No	No	Title review underway to establish constraints, prior to formal marketing
Caister - John Grant Playing Field	31/05/2016	Yes	No	No	Title review underway to establish constraints, prior to formal marketing
Carrow House	31/05/2016	No	No	No	Occupied by NCC staff until 2020
Cranwich - former highway land	28/11/2016	Yes	No	No	Preparing for sale by auction in Spring 2018
Deopham - Land at Vicarage Road	18/10/2017	No	No	No	Title review underway to establish constraints, prior to formal marketing
Ditchingham - former highway land	26/09/2016	Yes	Yes	Yes	Sale agreed/awaiting completion
Elm - depot	31/05/2016	Yes	No	Yes	Preparing for sale by auction
Emneth - canal SE section	31/05/2016	Yes	No	No	Preparing for sale by auction in Spring 2018
Fakenham - Claypits - former highway land	27/03/2017	Yes	No	Yes	Preparing for sale by auction in Spring 2018
Felmingham - former station ticket office	31/05/2016	Yes	No	No	Title review underway to establish constraints, prior to formal marketing
Gt Yarmouth - Land at Crittens Road	31/05/2016	Yes	No	No	Reviewing valuation advice – prior to marketing
Hempton, Part A - former highway land	31/05/2016	Yes	No	Yes	Sale agreed/awaiting completion
Holt land adj railway - former highway land	27/03/2017	Yes	No	No	Preparing for sale by auction in Spring 2018
Holt, Hempstead Road - former highway land	31/05/2016	No	No	No	Title review underway to establish constraints, prior to formal marketing
Hunstanton - Former Infant School	31/05/2016	Yes	No	No	Awaiting architects sketches and proposals prior to Marketing

Kirstead woodland - former highway land	18/10/2017	Yes	No	No	Preparing for sale by auction
Lingwood - Orchard Site	08/09/2017	Yes	No	No	Will be marketed Spring 2018
Mileham - Field	08/09/2017	Yes	No	No	Will be marketed Spring 2018
Mileham - School	08/09/2017	Yes	No	No	Title review underway
Necton - Playing Field	18/10/2017	Yes	No	No	Reviewing planning position
North Elmham, Splurgeon - former highway land	31/05/2016	Yes	No	No	Preparing for sale by auction in Spring 2018
Northrepps - High Station, former highway land	31/05/2016	Yes	Yes	No	Site has been marketed, but limited interest. Now seeking to secure outline planning to guide market
Norwich - King St Stores	31/05/2016	Yes	No	No	Will be marketed Spring 2018
Norwich - 14 Chapelfield	08/09/2017	n/a	n/a	No	Seeking independent valuation advice – however the broad terms have been agreed
Quidenham - playing field	08/09/2017	Yes	No	No	Title review underway to establish constraints, prior to formal marketing
Scottow - Officers Mess	06/02/2017	Yes	No	No	Preparing for sale by auction in Spring 2018
Scottow - Sergeant's Mess	06/02/2017	No	No	No	Reviewing planning advice
Tattersett - Playing Field	08/09/2017	Yes	No	No	Title review underway
Thetford - 4 Minstergate	31/05/2016	Yes	No	No	Site has been held off market, whilst awaiting interest from an internal service for re-use
Thetford - former highway land at Canterbury Way	26/09/2016	Yes	No	Yes	Preparing for sale by auction in Spring 2018
Thorpe St Andrew - Pound Lane (lot 3)	28/11/2017	Yes	No	No	Preparing for sale by auction in Spring 2018