



West Lothian Council

COUNCIL EXECUTIVE

LITTLE GYNACK, KIRKTON ROAD, RATTRAY, BLAIRGOWRIE PROPOSED SALE TO MR KINNEY

REPORT BY HEAD OF FINANCE AND ESTATES

A PURPOSE OF REPORT

To seek Council Executive approval for the sale of the surplus property at Little Gynack, Kirkton Road, Rattray, Blairgowrie, Perthshire to Mr A. Kinney.

B RECOMMENDATION

It is recommended that Council Executive

- a) approves the sale of Little Gynack, Kirkton Road, Rattray, Blairgowrie, Perthshire to Mr A. Kinney the sum of £200,000, subject to the terms and conditions set out below and
- b) grants delegated powers to the Head of Finance and Estates to agree to any changes required to the current offer in order to conclude the transaction with the exception of any change to the sale price.

C SUMMARY OF IMPLICATIONS

I Council Values	Making the best use of our resources. Being honest, open and accountable.
II Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)	None
III Implications for Scheme of Delegations to Officers	None
IV Impact on performance and performance Indicators	Will contribute towards appropriate performance indicator.
V Relevance to Single Outcome Agreement	None
VI Resources - (Financial, Staffing and Property)	A capital receipt of £200,000 will be received during the financial year 2013/14, as part of the council's planned capital receipts programme.

VII Consideration at PDSP Not applicable

VIII Other consultations Not Applicable.

D TERMS OF REPORT

The property at Little Gynack, Kirkton Road, Blairgowrie (shown outlined red and hatched in black on the attached plan) is a five bedroomed detached chalet villa situated in Rattray, Blairgowrie, Perthshire. It was previously used by the Council as residential accommodation for looked after children. However, following a strategic review, a decision was taken to close the property and to use the subsequent revenue budget savings to deliver the service in a different way. Closure of the property rendered it surplus to requirements, and it was passed to Finance and Estates Services to effect disposal.

The property was subsequently advertised for sale on the open market from October 2012 through estate agents in Blairgowrie. Although there has been a reasonable amount of interest, there have been no other offers submitted to-date. The Single Survey valued the property at £215,000. However, in the current market conditions, it is not unusual for properties to be sold on the basis of offers at less than valuation. Indeed, the first offer made was for substantially less than the current formal offer of £200,000, which has only been provided following negotiation on price.

The offer received is in normal Scottish Legal terms and includes the following main terms and conditions:

- It is conditional on the prospective purchaser completing the sale of his existing property (which is currently under offer)
- The date of entry will be 15 July 2013, or such other date as maybe mutually agreed between the parties.
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E CONCLUSION

Given the current very challenging state of the residential property market, combined with the length of time taken to obtain a suitable offer for the property. It is considered to be in the Council's best interests to sell Little Gynack in accordance with the recommendations contained in this report.

F BACKGROUND REFERENCES

Little Gynack, Kirkton Road, Rattray, Blairgowrie. Report by Head of Social Policy 21 August 2012.

Appendices/Attachments: Location plan attached

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Donald Forrest, Head of Finance and Estates

Date of meeting: 25 June 2013