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Date: *10 January 2014*

NOTIFICATION OF PORTFOLIO HOLDER DECISION

On 10 January 2014, Cllr C A Wise, the Finance and Efficiency Portfolio Holder, made the following decision. Any member of the Council, who is not a Portfolio Holder, who considers that this decision should be reviewed should give notice to the Monitoring Officer (Grainne O'Rourke) (in writing or by e-mail) to be received **ON OR BY 4.45 P.M. ON FRIDAY, 17 JANUARY 2014.**

Details of the documents the Portfolio Holder considered are attached.

DECISION: To dispose of 0.14 acres of land at Wych Cottage, Bramshaw, near Cadnam

REASON(S): Set out in the report

ANY ALTERNATIVE OPTIONS CONSIDERED AND REJECTED: See report

CONFLICTS OF INTEREST DECLARED: None

For Further Information Please Contact:

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LAND AT WYCH COTTAGE, BRAMSHAW, NEAR CADNAM

1. Introduction

In 1977 various small parcels of land at Bramshaw were acquired by the District Council through a Purchase Order; while two of the sites have subsequently been used for rural affordable housing, the remaining sites have remained under-used and the subject of various temporary licences.

The land parcel adjacent to Wych Cottage has been used for many years by a local resident and they have now made a formal offer to purchase this plot.

2. The Land

In total the plot of land extends to approximately 0.14 acres (0.05 hectares).

The site does not directly abut the highway and access to the land is across forest verge. Although no rights of access have been reserved for the benefit of the land in the 1977 conveyance, these are likely to have been obtained through historic usage.

The site is currently unfenced however bounded on all sides with mature although broken hedgerow; to the north the site boundary is created by an historic field ditch. A number of animal shelters have been installed on site and it is apparent that these have been in place for many years.

3. Strategic Overview

Following the last consideration of the plots by Asset Management Group in 2012, the New Forest National Park Authority were consulted on possible future uses, and were offered the opportunity to acquire the plots for possible use as commoner’s dwellings or low cost or affordable housing. The NFNPA declined the offer to acquire.

4. Financial Implications

Through negotiations with the present occupier, the sum of £3,000 has been negotiated for the freehold sale of this land. This is equivalent to approximately £21,000 per acre, which is considered reasonable for a parcel of land of this nature; the sale to be subject to the condition that it shall not be built upon, save as for animal shelters and that the land is to be kept clean and tidy.

5. Recommendation

Asset Management Group debated this matter in November 2013 and endorsed the recommendation that this parcel of land be sold to the present occupant for the sum proposed above, and that the conveyance be subject to restrictions on future use to prevent adverse development of the site.

I agree with the recommendation to dispose of the property as set out in the report

CLLR C A WISE

**Councillor Colin Wise
Portfolio Holder for Finance and Efficiency**

Date:

10-1-2014

Date Notice of Decision Given:

10 January 2014

Last Date for Call In:

17 January 2014