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Date: *19 January 2015*

NOTIFICATION OF PORTFOLIO HOLDER DECISION

On 19 January 2015, Cllr C A Wise, the Finance and Efficiency Portfolio Holder, and Cllr Mrs D M Brooks, the Health and Leisure 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 5.15 P.M. ON MONDAY, 26 JANUARY 2015**

Details of the documents the Portfolio Holder considered are attached.

DECISION:

To dispose of the property known at Foxhills Cottage, within Dibden Golf Centre, to be sold by auction.

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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SALE OF FOXHILLS, DIBDEN GOLF CENTRE, MAIN ROAD, DIBDEN, SO45 5TB**1. Introduction**

This report seeks approval from the Portfolio Holder for Finance & Efficiency; Health & Leisure to sell the freehold interest in the above mentioned property with vacant possession.

2. Background

Foxhills is situated within Dibden Golf Centre, adjacent a good quality semi-rural residential area and is situated just inside the National Park.

The property currently comprises a dilapidated and unoccupied detached single house on a modest size plot abutting the golf course. Planning consent was obtained in November of 2013 for demolition of the existing structure and replacement with a larger three bedroomed detached dwelling with double garage.

3. Proposal.

The Estates & Valuations team believe that if the property is sold in its current condition it may achieve a sum in the region of £175,000. Potential purchasers will have the option of redeveloping the property or refurbishing and potentially extending the existing property.

A location plan of the property is attached.

The Capital receipt from the sale of the property will be put into the General Fund account.

It is proposed that the property be sold by Auction. Competitive quotations have been received from two firms of auctioneers. The result of this is that Estates & Valuations recommend appointing Fox & Sons Southampton Office who has a dedicated auction department covering the region. The next auction is on 12th February 2015 and the final date for confirming entry of 19th January. The next Auction date after that is 26th March.

4. Consultation.

The NFDC Housing Asset Management Group has indicated that the property is surplus to requirements.

The General Housing Consents 2013 (March) provide Secretary of State Approval for disposal of the property with Vacant possession at Market Value.

5. Financial Implications

The anticipated financial receipt is in the region of £175,000.

The property has been vacant for several years and currently produces no income. Sale will enable the capital receipt to be utilised in achieving the Councils objectives.

6. Environmental Implications

None

7. Crime and Disorder Implications

None

8. Recommendations

It is recommended that the Council sells Foxhills on the open market by way of auction, subject to an appropriate reserve price.

I agree the recommendation

**D M BROOKS
Councillor Di Brooks
Portfolio Holder for Health and Leisure**

I agree the recommendation

**C A WISE
Councillor Colin Wise
Portfolio Holder for Finance and Efficiency**

Date; 19 January 2015

Date Notice of Decision Given: 19 January 2015

Last Date for Call In: 26 January 2015

Dibden

NFDC

Brandene

MAIN ROAD

8.7m

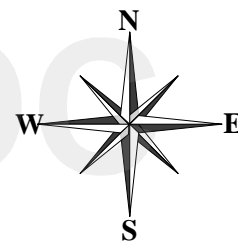
Hazeldene

Golf Cottage

DIBDEN GOLF COURSE

Foxhills Cottage

NFDC



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New Forest
DISTRICT COUNCIL

Tel: 023 8028 5000 www.newforest.gov.uk

Title Foxhills, off Main Road
Dibden, Hampshire

Date
19/12/14

Scale
1:1250