

Director: Angela Taylor,
Director of Resources
Author: Sarah Lofthouse



Report to: Transport Committee

Date: 8 September 2017

Subject: Proposed disposal of part of a parcel of land at Barnsley Road, Flockton

Is this a key decision?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the decision eligible for call-in?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does the report contain confidential or exempt information?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If relevant, state paragraph number of Schedule 12a, Local Government Act 1972, Part 1	

1 Purpose

- 1.1 To seek formal approval to the disposal of part of a parcel of land situated at Barnsley Road, Flockton, Wakefield.

2 Information

- 2.1 West Yorkshire Combined Authority owns the freehold of a parcel of land located at Barnsley Road, Flockton (edged in purple on the plan attached at **Appendix 1**). A bus shelter is situated on part of this parcel of land (edged in blue on the attached plan) and WYCA also requires part of this parcel in order to be able to have access to the bus shelter for maintenance purposes. However, the remainder of the parcel (edged red on the attached plan - the "Property") is not used or needed by WYCA in connection with the bus shelter, is a maintenance responsibility for WYCA and could be viewed as posing a liability to WYCA.
- 2.2 The bus shelter is shown on the two photographs at Appendix 1.
- 2.3 The Property is approximately 26.40 square metres in size.
- 2.4 The Property abuts a private garden. A house is located within this private garden. The owner of this house and garden (the "Proposed Purchaser") wishes to purchase the Property.
- 2.5 The Proposed Purchaser has made the following offer:
- 2.5.1 A purchase price of £2,000;

- 2.5.2 A contribution of £500 towards WYCA's legal costs incurred in connection with this matter; and
- 2.5.3 Overage is to be included as part of the sale (a means by which the seller of a parcel of land can derive value from the parcel of land after the sale has completed but this is clearly never a guarantee).
- 2.6 Professional surveying advice recommends acceptance of the terms of sale as set out at paragraph (2.5).
- 2.7 WYCA's Director of Transport has confirmed that the Property is no longer required for the purposes of WYCA's business.

3 Financial Implications

- 3.1 Professional surveying advice is that the Property should be sold for £2,000. Please see paragraph 2.5.1 in connection with this. This is more than the value of the Property in WYCA's accounts.
- 3.2 The £2,000 receipt will be used for future capital purposes.
- 3.3 Overage is to be included as part of this proposed sale. Please see paragraph 2.5.3 in connection with this.
- 3.4 The Proposed Purchaser is to make a contribution of £500 towards WYCA's legal costs incurred in connection with this matter.

4 Legal Implications

- 4.1 Under section 10(1)(xxiii) of the Transport Act 1968 WYCA has the power to dispose of any property which in WYCA's opinion is not required to be retained by WYCA for the purposes of WYCA's business.

5 Staffing Implications

- 5.1 No HR implications have been identified from this report.

6 External Consultees

- 6.1 None.

7 Recommendations

- 7.1 To approve the disposal of part of a parcel of land situated at Barnsley Road, Flockton, Wakefield on the terms set out in this report and to delegate authority to the Head of Legal and Governance Services to progress the matter to completion.

8 Background Documents

8.1 None.