

## Background Information/Recommendation:

1. Cabinet on 16<sup>th</sup> December 2024 authorised several sites, including the subject site, to be declared surplus to Council requirements and sold. The Cabinet Report provided for the following additional delegated authority in respect of guide prices, reserve prices and method of sale:

<p><b>3.0 Recommendation</b></p> <p>3.1 Members are requested to consider the report, and it is recommended that:</p> <ol style="list-style-type: none"><li>1) Members approve the list of sites listed at Appendix 1 to this report as surplus and recommended for disposal</li><li>2) If Members are agreeable to the above recommendation, then it is further requested that authority to determine:<ol style="list-style-type: none"><li>a) The method and terms of sale either by way of auction, openly marketed private treaty or by special purchaser private treaty and</li><li>b) The acceptance of an offer to purchase by private treaty or via auction is delegated to the Head of Property, Assets and Major Projects and the Corporate Director (Finance). Where the likely and actual sale price exceeds the existing delegated authority of the aforementioned officers then the decision will be made in consultation with the Leader of the Council and / or Portfolio Holder for Economic Growth in respect of properties.</li></ol></li></ol>
--

2. Following the declaration of this land as surplus to the Council's requirements, the land was nominated by the Parish Council to be listed as an Asset of Community Value. The request to list as an ACV was successful. The previous proposal to seek planning consent for 2 or 3 bungalows on this site was determined to be unfeasible given this listing would be a material planning consideration in determining any planning application for residential development.
3. The land was then included in the list of Inspire Project's for discussion with the Parish Council to offer this site to them in order to protect its future as a community asset and use by the local community.
4. In July 2025, Maxey Grounds were instructed to undertake a valuation of the property (see attached) and determined a value of £30,000. This was on the basis that there would be included within the sale of a 20-year overage clause. Should planning consent ever be granted for development, this would allow the Council to share in the uplift in value that may be created.
5. Agreement has been reached with the Parish Council to include a restrictive covenant to only use for Public Open Space. This is more restrictive than an overage clause and so it is our intention to sell without the overage clause but with this POS restriction. Any potential future development would require Fenland DC to release this restriction and therefore provide the opportunity for Fenland DC to fully negotiate the terms of any release.

