

Housing Services

Land Surplus to Requirements

**1) Address and location**

Land adjacent 23 Grange Avenue, Aughton, Rotherham, S26 3XF

**2) Reason for Disposal**

The owner of 23 Grange Avenue, Aughton has expressed an interest in acquiring the Council owned land adjacent to their home, which they currently rent from the Council. The customer would like to acquire the land and incorporate it into their garden area. The area of land is currently in use as a housing garage plot, which the customer has rented for several years. The customer intends to retain the plot for garage use.

**3) Consultation Process**

The consultation process has been undertaken with Ward Members as detailed below. Resident consultation has not been undertaken as the land will remain in its current use and the sale will therefore have no impact on other residents.

**4) The Sale Procedure**

If approved, the Corporate Property Team will be instructed to progress the sale and undertake all necessary checks to facilitate disposal.

**5) Recommendations**

- The land identified is declared surplus to requirements.
- The Corporate Property Team are instructed to progress the disposal

**Approved Head of Housing Operational Services (Signature and Date):**

.....Paul Walsh 9.3.23.....

**Approved Assistant Director of Housing (Signature and Date):**



.....James Clark 10/03/2023.....

**Not approved and reasons**

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Please return document to:  
Jessica Sarracco, Estates Service Officer  
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**Referral to Dispose of Council Land**

(Pro-forma 1)

**(For miscellaneous housing revenue account land)**

<p><b>1. Address and location</b></p> <p>Land adjacent 23 Grange Avenue, Aughton, Rotherham, S26 3XF</p>
<p><b>2. Description of the land</b></p> <p>The area of land is in Council ownership and within the administrative responsibility of Housing.</p> <p>The land is a single garage plot site as identified in Appendices 1 and 2, has been used for this purpose for several years and does not offer any community benefits.</p> <p>The owner of 23 Grange Avenue would like to purchase the land to extend their garden area and retain for garaging and parking use.</p>
<p><b>3. Valuation</b></p> <p>The estimated land value that has been provided by the Corporate Property Team is <b>£2,535 (based on the area of 54 sq m area and usage for garden / garage and parking only)</b></p>
<p><b>4. Consultation</b></p> <p><b>4.1 Strategic Housing and Development Service (SHAD), Planning Service and Streetpride</b></p> <p>SHAD have not been consulted as the site is not large enough for development. The land will be retained in its current use and therefore there should be no concerns from Planning or Streetpride.</p> <p><b>4.2 Ward Members</b></p> <p>Councillor Pitchley and Councillor Taylor have been consulted and have raised no objections or concerns regarding the proposed sale.</p> <p><b>4.2 Residents</b></p> <p>Resident consultation has not been undertaken as the proposed sale will not have an impact upon neighbouring properties, as there is no intended change of use associated with the proposal.</p>

## 5. Recommendations and Reasons

The proposal will transfer maintenance liability to the new owners and generate a small capital receipt to the Council.

It is therefore recommended that the Assistant Director of Housing declares the land identified surplus to requirements to enable the Corporate Property Service to commence the disposal process.

### Appendix 1- Location Plan



### Appendix 2

