

APPENDICES

NORTH DUDLEY AREA COMMITTEE

DATE: 20 SEPTEMBER 2005

REQUEST TO PURCHASE THE FREEHOLD

LOCATION: SPOUTHOUSE FARM HOUSE, COTWALL END ROAD, SEDGLEY

(As shown on the plan attached)

BACKGROUND

An application has been received from the lessee to purchase the freehold title of Spouthouse Farm, Cotwall End Road, Sedgley. A lease of 125 years was granted to the developer of Spouthouse Farm and the applicant was then granted a sublease for a period of 125 years from 2nd August 2001.

The land was under the control of the Director of the Urban Environment and was formally part of the land leased to Sedgley Golf Club.

The former Legal and Property Committee at its meeting on the 21st October 1998 considered the future of the former farmhouse and barns of Spout House Farm, part of the Council owned land at Sedgley Golf Club. Due to the poor condition of the buildings, it was agreed that they should be added to the land disposals programme for disposal on a long lease to the tenant. This was considered to be the only deal that was viable in preserving the 18th century farmhouse, farm's barns and outbuildings. Planning permission was granted on the 18th October 1999 for the alteration & refurbishment of Spout House Farm and the conversion of the Barn & Coach House to form dwellings. They were then renovated into three separate residential units. On completion of the works, these units were then subleased.

COMMENTS

The relevant Council Directorates have been consulted.

The Director of Law & Property is not in favour of the land being sold. As the site is in a sensitive area, the long leasehold was granted in order to retain control of any future development of the site.

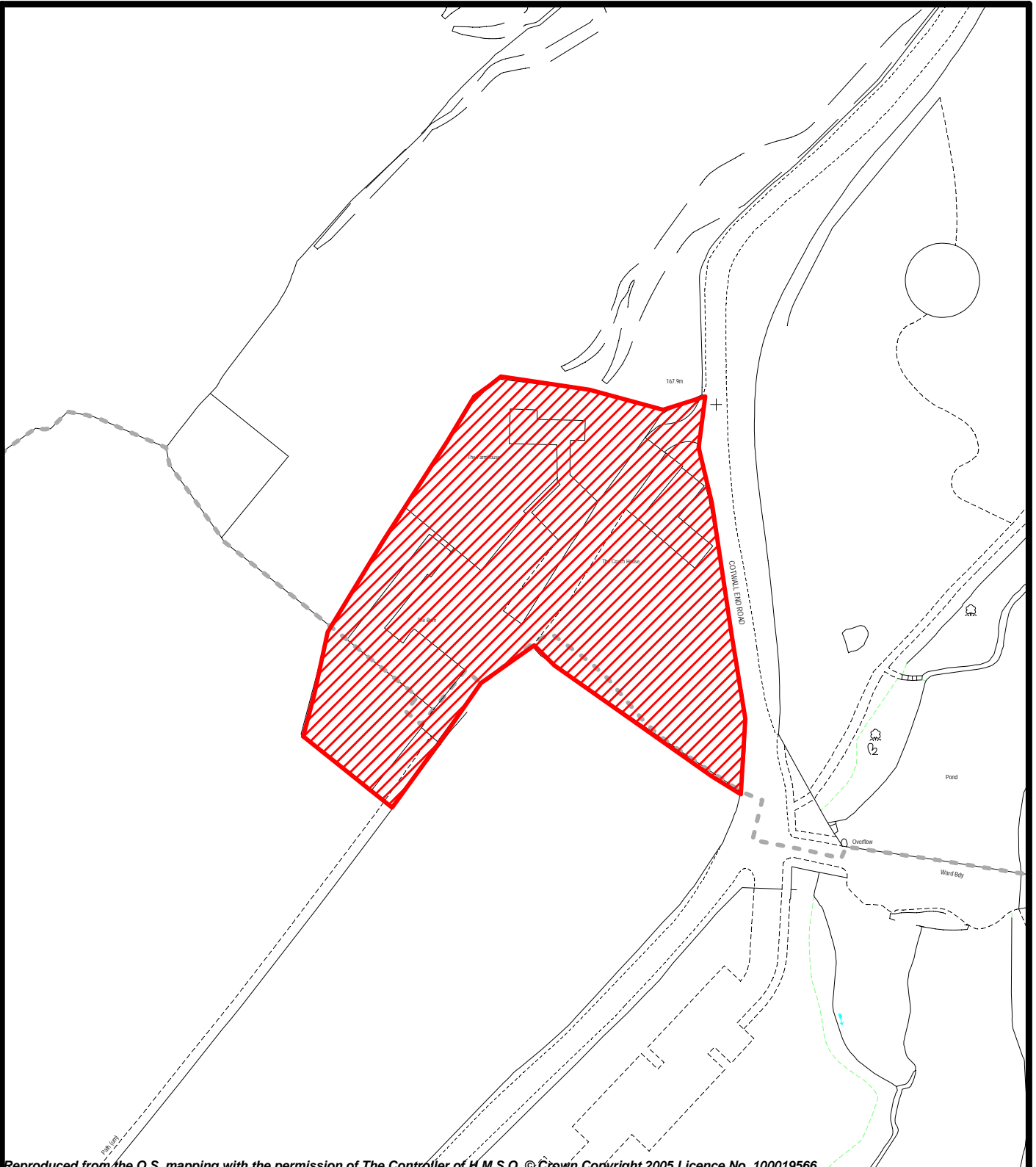
PROPOSAL

That the Area Committee recommends to the Cabinet Member for Leisure to refuse the application on the grounds stated above.

BACKGROUND PAPERS

1. Letter(s) from the applicant.
2. E-mails and memos from the Council Directorates.

Contact Officer:
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TITLE:

SPOUTHOUSE FARM
COTWALL END ROAD
SEDGLEY



SCALE:

1 : 1250

DATE:

05-JUL-2005

Corporate Estate Services
Directorate of Law and Property
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