

**RECORD OF PROPERTY DECISION DELEGATED TO THE
CHIEF EXECUTIVE**

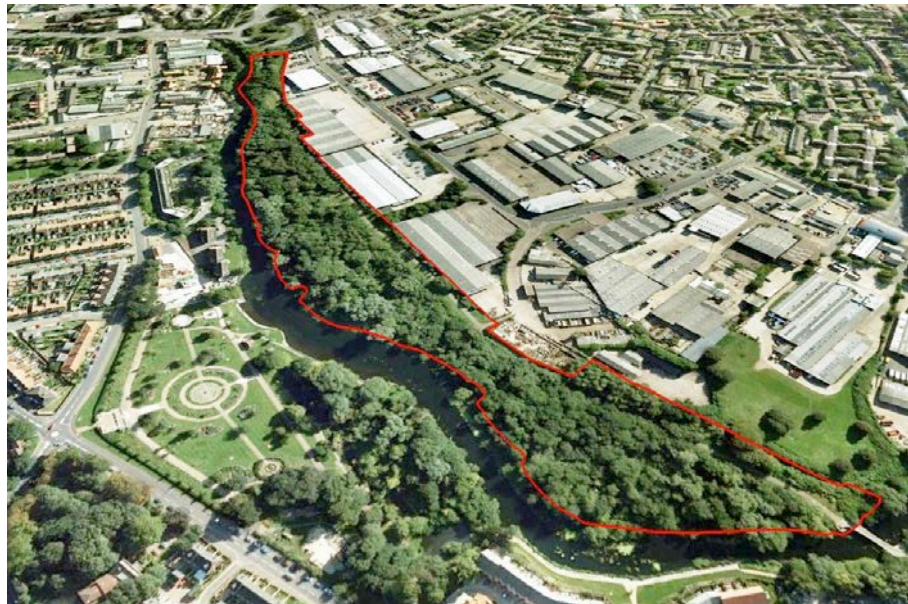
Norwich – Proposed Sale of Land Known as Train Wood

Report by Managing Director, NPS Property Consultants Ltd

- **This report describes a property off Barn Road in Norwich and makes a recommendation to dispose of the property on the open market.**

1 BACKGROUND

- 1.1 Norfolk County Council owns the freehold of the property off Barn Road, known locally as Train Wood. The property is located close to the north of the city centre and is as further identified on the attached plan edged in red.



Aerial view of Train Wood

- 1.2 Train Wood originally formed part of Norwich City Station, the terminus of the Midland and Great Northern Joint Railway. The railway closed to all traffic in 1969 but the track bed was later reopened as a footpath and bridleway known as the “Marriott’s Way”. The route of the path is surfaced and runs approximately along the western boundary. To the east, the site is bounded by the River Wensum. The site occupies a largely flat and level site, extending to approximately 4.87 hectares (12.05 acres). The entire site is covered by a Tree Preservation Order.
- 1.3 Parts of the site are contaminated with various pollutants, commensurate with the previous industrial use of the site. The County Council has carried out some remediation work to the site, however, some contaminants are still present although the risk is considered minimal.

1.4 It is now proposed to dispose of this property at auction on 30 May 2013. It is guided at £25,000.

2 PROPOSALS

2.1 That Train Wood is offered for sale on the open market by auction.

2.2 That NPS be authorised to accept the best offer following marketing.

3 LOCAL MEMBER CONSULTATION

3.1 TBA.

4 ASSESSMENT

4.1 The site has been declared surplus.

4.2 Train Wood represents a significant maintenance liability. There is also the risk posed by the contamination on the site which has already involved the Council in an expensive and costly clear-up.

4.3 The sale will be subject to:

- a) The continued free use of the Marriott's Way path through the site for the benefit and enjoyment of walkers, cyclists and horse riders.
- b) The purchaser maintaining the existing path to a standard to allow the passage over it by its users.
- c) The purchaser being responsible for any remediation of the contamination of the site (if required by a competent body) and will indemnify the County Council in this regard.

4.4 No clawback will be imposed because this will restrict interest in the site.

4.5 Approval is being sought for this transaction under section 5.10 of the 'Hierarchy of Decision Making on Property Matters' procedures.

5 RESOURCE IMPLICATIONS

5.1 **Property** – The property has been declared surplus. The loss of an ongoing maintenance and contamination liability.

5.2 **Personnel** – N/A

5.3 **IT** – N/A

5.4 **Finance** – A potential capital receipt of £25,000 in the 2013/2014 financial year.

6 RECOMMENDATION

That the above proposal is approved.

7 CONTACT OFFICER

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Date: 7 March 2013
Service Department Contact:

8 BACKGROUND DOCUMENTS

RE/SP/54 - NORWICH - Train Wood Sale Plan

Approved by Chief Executive

Signature Date

Consulted

Cabinet Member for Efficiency

Signature Date