



Operational Officer Decision Record

Where the decision has a financial value of between £100k - £350k and does not have a **significant** impact on two or more wards

1. Subject and details of the matter (to include reasons for the decision and detail of any previous cabinet decision)

BRADLEY HALL FARM

Current Situation

Bradley Farm is a 60 acre arable farm comprising a dated residential four bed detached property . Until April 2019 Bradley Farm and farmhouse had been leased out to the Hoyes family under an Agricultural Holdings Act 1986 Tenancy at a modest AHA rent of circa £50 per acre. The agreement was terminated in April 2019 and the house has remained vacant since.

The majority of the land is now let on a 3 year Farm Business Tenancy which terminates on 30th September 2023. Just under 4 acres surrounding the house is let until 30th September 2021, this short term arrangement to allow flexibility around future uses of the house and land. The house has remained vacant, and has been subject to vandalism over the years. More recently the barn/outbuilding has been subject to an arson attack and has burnt down.

The land is not allocated for housing within the current local plan and it is outside the development boundary for Bradley. With little opportunity to develop the land as a whole, a decision was made to market the house, outbuilding and 3.32 acres, whilst

retaining access rights to the larger parcel of the land still held under a Farm Business tenancy.

Masons were appointed to market the property and two offers have been received. One from an individual who is waiting for his property to be sold before he is in a position to purchase, his offer was £249,000.

The second offer was from a Mr Taff for £329,000. This is in excess of the £300k guide price.

2. Decision being taken

The buildings known as Bradley Hall Farm and surrounding land comprising 3.32 acres is sold to Mr Taff for £329,000. This is subject to an overage payment if planning permission is obtained on the surrounding land. The sale is also subject to the council retaining access rights over the land.

3. Anticipated outcome(s)/benefits

Capital receipt of £329,000 and disposal of an empty property subject to arson and vandalism attacks.

4. Details of any alternative options considered and rejected by the officer

The Council have already investigated opportunities to let the property on an Agriculture tenancy , with no interest. Consideration was also given to retaining the property with a view to obtaining a housing allocation either as a whole or in part. Feedback from the planners indicated that a housing allocation as a whole or in part was unlikely in the near future. The risk is therefore that the house would remain vacant for a number of years deteriorating further and at further risk of vandalism

5. Background documents considered (web link to be included or copies of documents for publishing)

Marketing details attached.

6. Does the taking of the decision include consideration of Exempt information? If yes, specify the relevant paragraph of Schedule 12A and the reasons

No, the report is Open and will be published once the freehold disposal completes.

7. Details of any conflict of interest declared by any Cabinet Member who was consulted by the officer which relates to the decision (in respect of any declared conflict of interest, please provide a note of dispensation granted by the Council's Chief Executive)

None.

8. Monitoring Officer Comments (Monitoring Officer or nominee)

The Council is able to dispose of land and property assets as long as it complies with various statutory obligations, including s123 Local Government Act 1972 where the Council is obliged to obtain the best price reasonably obtainable. The decision is therefore legally complaint.**9. Section 151 Officer Comments (Deputy S151 Officer or nominee)**

The sale will result in a capital receipt of £329,000, which can be used to support the funding of the Council's Capital Investment Programme.

10. Human Resource Comments (Head of People and Culture or nominee)

There are no direct HR implications

11. Risk Assessment (in accordance with the Report Writing Guide)

Risk assessment is identified as a part of the Council's risk process under the Project Management Framework. Risk assessments will be picked up by the occupying Service in relation to use and EQUANS/ the contractor for any works.

12. If the decision links to a previous one taken by Cabinet, has the Cabinet Tracker been updated?

N/A

13. Decision Maker:

Name: Sharon Wroot

Title: Executive Director of Place,
Economy, Environment and
Resources

Signed: REDACTED

Dated: 12.04.22

**14. Consultation carried out with
Portfolio Holder:**

Name: Cllr Philip Jackson

Title: Leader of the Council

Signed: REDACTED

Dated: 12th April 2022

APPENDIX ONE – Site Location Plan

