



**SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL**

## **Officer Delegated Decision**

7<sup>th</sup> May 2025

Richard Wyles - Deputy Chief  
Executive & S151 Officer

### **Disposal of site of Stamford Bridge Club's premises, Empingham Road Playing Fields, Exeter Gardens, Stamford, PE9 2RN.**

To approve the disposal of the Council's freehold interest in the site of Stamford Bridge Club's premises, Empingham Road Playing Fields, Exeter Gardens, Stamford, PE9 2RN.

#### **Contact**

Gareth Dawkins - Corporate Property Services

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<b>Decision made by:</b>	Richard Wyles (Deputy Chief Executive & S.151 Officer)
<b>Decision:</b>	To approve the disposal of the Council's freehold interest in the site of Stamford Bridge Club's premises, Empingham Road Playing Fields, Exeter Gardens, Stamford, PE9 2RN.
<b>Public or Exempt:</b>	This report is not exempt from publication; however, Appendices 1 & 2 are exempt from publication
<b>Reasons for exemption:</b>	The public interest in maintaining the exemption in Appendices 1 & 2 outweighs the public interest in disclosing the information because it contains financial information relating to confidential negotiations with a third party and the Council must be able to undertake such negotiations without thereby putting confidential items in the public domain if it is to maintain the confidence of third parties in undertaking dealings with the Council
<b>Conflicts of interest:</b>	No
<b>Policy compliant:</b>	Yes

**Details of delegation:**

*Chief Executive, Deputy Chief Executive, relevant Director and any other officers they authorise in writing as being appropriately qualified and trained.*

*To carry out the following functions and issue any relevant notices:*

- a) Responsibility for managing the Council's commercial property and development function and external consultants retained for that purpose*
- b) Appointing Valuation Surveyors as appropriate and required to conduct negotiations for the sale or purchase of any land or property*
- c) To purchase at auction any land within the district on the Council's behalf pursuant to agreement from Full Council or Cabinet*
- d) Managing the maintenance of a property register and property asset register for the Council*
- e) To negotiate and conclude, subject to Council policy and procedure, land, property acquisitions and disposals of housing working with relevant partners where appropriate*
- f) To arrange short term (up to seven years) lettings of land and property not immediately required for other purposes at rent/licenses fees fixed by the Section 151 Officer*
- g) To arrange lettings (in excess of seven years) of land and property not immediately required for other purposes at rent/license fees fixed by the Section 151 Officer, providing that the total cost of the lease in its entirety does not exceed £100,000*
- h) To ensure that any lease, agreement or letting where the total value over the period exceeds £100,000 is supported by an independent valuation and undertaken in consultation with the Cabinet Member for Property.*
- i) Grant, vary or discharge easements and covenants in, over or for the benefit of land owned by the Council subject to: ▪ Valuation agreed by the District Valuer ▪ Approval of the relevant Assistant Director of any service directly concerned*
- j) Exercise all the Council's powers and duties, including the power to issue directions and to apply: ▪ To the Magistrates Court for orders relating to unauthorised encampments of travellers ▪ To the Civil Courts for orders against trespassers on Council land or property*
- k) Serve notices and authorise repairs in relation to drainage under relevant legislation*
- l) Consult with the relevant Cabinet Member to determine regulations, procedures and guidance relating to applications to list properties as assets of community value in accordance with relevant legislation*

*m) Consider and determine applications nominating a property as an asset of community value in consultation with the Legal Services Team Disposal of General Fund Assets: To dispose of General Fund Assets up to a value of £2 million, exclusive of any applicable VAT, subject to legal and valuation advice.*

## 1. Implications

### ***Finance***

- 1.1 The sale price has been set by the independent valuer and is the market price for this transaction. As the proceeds will be classified as a capital receipt, then the receipts will be transferred to the Capital Receipts Reserve and used to contribute towards financing of the Council's General Fund capital programme.

Reviewed by: Richard Wyles, Deputy Chief Executive and s151 Officer

### ***Legal and Governance***

- 1.2 The Deputy Chief Executive has delegated authority to take this decision, as long as he has consulted with the Cabinet Members for Finance and Property.

Reviewed by: *James Welbourn, Democratic Services Manager*

## 2. The Purpose of the Report

- 2.1 The purpose of the report is to authorise the disposal of the Council's freehold interest in the site of Stamford Bridge Club's premises, Empingham Road Playing Fields, Stamford, PE9 2RN.

## 3. Available Options Considered

- 3.1 Option 1) To give approval to the sale of the freehold of the site of Stamford Bridge Club's premises at, Exeter Garden, PE9 2RN. in line with the attached Heads of Terms. ***EXEMPT APPENDIX 1 – Heads of Terms***
- 3.2 Option 2) To not agree to the sale and to retain the property within the Council's commercial property investment portfolio, which produces a very limited return on capital employed.

## 4. Preferred Option

- 4.1 To agree to the sale of the subject property in line with the attached ***EXEMPT Appendix 1 – Heads of Terms***

## **5. Reasons for the Decision**

- 5.1 The Council granted the tenant a 25-year lease of the subject land on 15<sup>th</sup> June 2011. **Appendix Three – Current Lease.**
- 5.2 One of the principal terms of the lease was for the tenant to erect their Club House on the site within twelve months of completing the lease.
- 5.3 With the lease being for the land only, the rent is just £500 per annum with very limited prospects of future rental growth. The property is not therefore considered to be a long-term hold within the Council's commercial property portfolio.
- 5.4 The Council has been approached by the occupier, requesting an opportunity to purchase the freehold Council's freehold interest, in order to provide the Club with greater security. The current lease has only eleven years left to run. This will also allow the Club to invest in the property with confidence.
- 5.5 The Council agreed to commission, at the tenant's expense, a formal Red Book Valuation from an RICS Registered Valuer which is attached at ***EXEMPT Appendix 2 – Red Book Valuation.***
- 5.6 The agreed sale price for the property is in line with the external valuation.

## **6. Consultation**

- 6.1 No formal public consultation is required.

## **7. Appendices**

- 7.1 **EXEMPT APPENDIX ONE – Heads of Terms**  
7.2 **EXEMPT APPENDIX TWO – Red Book Valuation**  
7.3 **APPENDIX THREE – CURRENT LEASE**

Signed by: **Richard Wyles**

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Dated: **07 May 2025**