



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Officer Delegated Decision

25th July 2025

Richard Wyles - Deputy Chief
Executive & S151 Officer

Disposal of Shops & Flats at 7-43 Wherry's Lane, Bourne, PE10 9HQ.

To approve the disposal of the Council's freehold interest in shops and flats at 7-43 Wherry's Lane, Bourne, PE10 9HQ.

Contact

Gareth Dawkins - Corporate Property Services



Decision made by:	Richard Wyles (Deputy Chief Executive & S.151 Officer)
Decision:	To approve the disposal of the Council's freehold interest in shops and flat at 7-43 Wherry's Lane, Bourne, PE10 9HQ.
Public or Exempt:	This report is not exempt from publication; however, Appendices 1, 2 & 3 are exempt from publication
Reasons for exemption:	The public interest in maintaining the exemption in Appendices 1, 2 & 3 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
Conflicts of interest:	No
Policy compliant:	Yes
Details of delegation:	Part 3(c), Paragraph 26 (Property, including land) <i>Chief Executive, Deputy Chief Executive, relevant Director and any other officers they authorise in writing as being appropriately qualified and trained.</i>

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 An independent valuation has been undertaken in order to ensure the best value has been obtained in respect of this sale. The analysis of this asset demonstrate underperformance from a financial perspective and has been deemed surplus to requirements from an investment perspective. The disposal criteria approved by Cabinet in December 2021 has been followed and the appropriate approvals have been obtained. The capital receipt arising from this sale will be added to the General Fund Capital Receipts Reserve and used to contribute towards future funding of the Capital Programme.

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

Legal and Governance

- 1.2 The Deputy Chief Executive can dispose of General Fund Assets up to £2million in value, as detailed above.

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 shops and flats at 7-43 Wherry's Lane, Bourne, PE10 9HQ.

3. Available Options Considered

- 3.1 Option 1) To give approval to the sale of the freehold interest in shops and flats at 7-43 Wherry's Lane, Bourne, PE10 9HQ 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.

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 developed the subject property inhouse. The development was completed in 2009, after which the Council sold all fourteen flats on 125-year ground leases.
- 5.2 The seven shop units are let on individual leases; Unit 7 is currently vacant but available to rent on terms to be agreed. **Exempt Appendix Two – Schedule of Commercial Tenancies.**
- 5.3 The property was identified within the Council’s Disposal Strategy as one that was suitable for disposal, in order to allow for the reinvestment of funds in key service areas.
- 5.4 The property was originally offered to the market in 2022 before being remarketed at a lower asking price, given very limited interest from the market. Approval was subsequently obtained for a disposal in 2024 based on agreed Heads of Terms. The proposed purchaser withdrew from the legal process. Following recent remarketing an offer has been received at a level that can be recommended.
- 5.5 A formal Red Book Valuation was obtained last year from an RICS Registered Valuer. This has now been revisited and is attached as **EXEMPT Appendix Three – Updated 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 – Tenancy Schedule**
- 7.2 **EXEMPT APPENDIX Three – Updated Red Book Valuation**

Signed by: **Richard Wyles**

Dated: **25 July 2025**