



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Officer Delegated Decision

26th June 2026

Richard Wyles - Deputy Chief
Executive & S151 Officer

Disposal of site of Mowbeck House, Mowbeck Way, Grantham, NG31 7AH

To approve the disposal of the Council's freehold interest in Mowbeck House, Mowbeck Way, Grantham, NG31 7AH.

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 Mowbeck House, Mowbeck Way, Grantham, NG31 7AH.
Public or Exempt:	This report is not exempt from publication; however, Appendices 1 & 2 are exempt from publication
Reasons for exemption:	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
Conflicts of interest:	No
Policy compliant:	Yes
Details of delegation:	<i>Part 3(c) of the Constitution, paragraph 26 – Property (including land)</i>

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 disposal of this asset is in accordance with the Asset Disposal Strategy. The disposal value has been agreed by an independent RICS red book valuation. The capital receipt will be credited to the General Fund capital receipts reserve.

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

Legal and Governance

- 1.2 The Deputy Chief Executive has the delegated authority to take this decision, provided he has consulted with the Cabinet Members for Finance and Property. It is a Key Decision, and therefore has been added to the Forward Plan of Key Decisions.

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 Mowbeck House, Mowbeck Way, Grantham, NG31 7AH.

3. Available Options Considered

- 3.1 Option 1) To give approval to the sale of Mowbeck House, Mowbeck Way, Grantham, NG31 7AH. 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. The property is currently vacant and the Council will need to continue covering all outgoings until it becomes occupied.

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 Mowbeck House was formerly occupied by the Council as a part of the overall Depot site. With the uses within the building having now been relocated the Council has no further operational use for the building.
- 5.2 Mowbeck House has remained vacant since the site closed and has been marketed by the Council's retained property advisors BTG Eddisons for several months.
- 5.3 Following interest from a local firm, terms have been agreed for the sale of the Council's freehold interest, by BTG Eddisons on the Council's behalf. **EXEMPT APPENDIX – Heads of Terms.**
- 5.4 The Council have commissioned a formal Red Book Valuation from an RICS Registered Valuer which is attached at **EXEMPT Appendix 2 – Red Book Valuation.**
- 5.5 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

Signed by: Richard Wyles, Deputy Chief Executive and Section 151 Officer
