

From: Sadik Miah <Sadik.Miah@cornwall.gov.uk>
Sent: 11 November 2024 15:56
To: Milly Southworth
Cc: Catherine Thomson
Subject: Notification relating to a property asset in your town/parish: Land at North/ Carbeile Road, Torpoint
Attachments: Land at North-Carbeile Road, Torpoint (1).docx

Information Classification: CONTROLLED

Dear Milly Southworth,

Notification relating to a property asset in your town/parish: Land at North/ Carbeile Road, Torpoint

I've attached for your consideration a report regarding the above Council asset, which is situated in your town/parish.

Why are we contacting you?

The Council service responsible for the asset has determined that it no longer has an operational need to retain it. In these circumstances, the Council needs to consider the future of the asset, according to an established process.

The first step is to consider whether any other Council service requires the asset for operational purposes. If no such internal use is identified, alternative options may be considered, which include (but are not limited to):

- (i) Examining the potential to transfer the asset to a local council or community group where service delivery will be maintained or improved, or alternative community benefit is identified, as part of the Council's devolution programme.
- (ii) Disposal of the asset. If disposal is pursued, this may be via sale or lease on the open market or a range of other transfer options. This could include an option to sell or lease the asset to a local council or community group, where this is appropriate.

In the case of the above asset, no requirement for Cornwall Council to retain the asset has been identified.

The local Cornwall Councillor and Council officers have already been consulted as part of Cornwall Council's asset release process for their views.

It is recognised that there remains a Cornwall Council strategic requirement relating to the delivery of affordable and supported living accommodation and that Land at North/ Carbeile Road will be included in a disposals process that specifically targets these uses.

Given the intended method of asset release on this occasion the opportunity for the Town/Parish Council to express interest in the acquisition is not available. However, the Council wants to ensure that you are aware of this proposal.

Thanks

Sadik Miah | Data Management Technician | Property Services

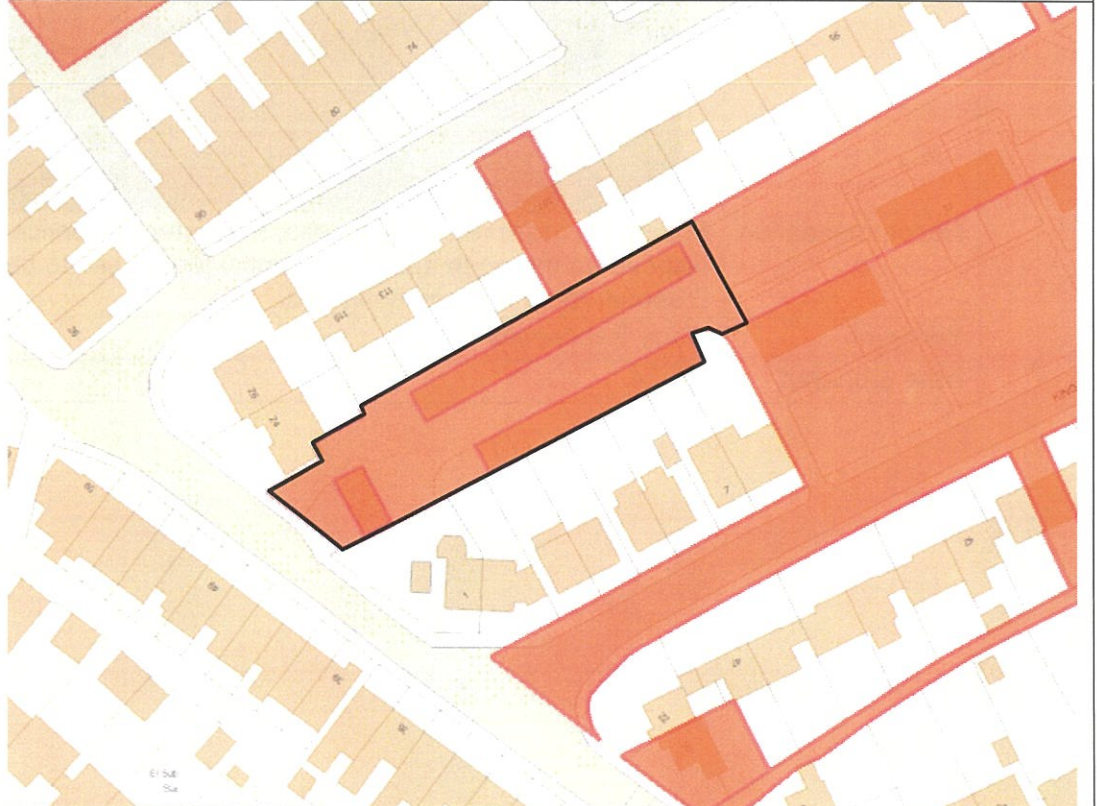
Cornwall Council | Assets, Capital & Commercial Services


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Asset Management Group Briefing Document

	Comment
Site name and address	Land at North/ Carbeile Road, Torpoint
UPRN	Housing
Directorate	Housing
Property Description	Land measures 0.35 acres. Site previously accommodated a number of garages that have been demolished. A redevelopment scheme has been considered, however discounted on viability grounds.
Planning position	The site would be categorised as a brownfield site and any form of development would be classed as infill.
Plan Insert or attach	 An aerial photograph of a residential area. A specific plot of land is highlighted in a darker orange color and outlined with a thick black border. The surrounding area consists of numerous smaller residential plots, some of which are also highlighted in a lighter orange color. The map shows streets and building footprints.

<p>Photograph Insert or attach</p>	
<p>Recommendation</p>	<p>Follow the asset release process, if no internal service requirement identified, dispose on the open market. Potential for the site to be sold via the Targeted Disposal route to be investigated.</p>
<p>Surveyor</p>	<p>Garry Becconsall</p>
<p>Date prepared</p>	<p>2/9/24</p>