
Report to Clackmannanshire Council

Date of Meeting: 27 November 2025

Subject: Braehead Golf Course Club Request

Report by: Strategic Director: Place

1.0 Purpose

- 1.1. The purpose of this report is to seek the Council's determination on the request by Braehead Golf Club to wavering of loan conditions to permit sale of land to fund investment within the Course.

2.0 Recommendations

Council is asked to

- 2.1. **Agree** whether to waive any financial penalty or condition associated with the Minute of Agreement with Braehead Golf Club that would allow them to sell the small parcel of land as outlined within appendix 1 on this report.

3.0 Background and Considerations

- 3.1. Braehead Golf Club who has a long-standing Minute of Agreement in relation to a historic loan received by Clackmannan District Council in 1980. The Club have approached the Council to seek permission to sell a small pocket of the Course to generate monies for further reinvestment into the course maintenance infrastructure.
- 3.2. The parcel of land they wish to sell is outlined within appendix 1 of this report and is a suggested plot for one unit development. The Club would receive a capital receipt for such parcel and seeks to utilise this to invest back within the club. At this time, it is unknown to the Council the value or intended sale price of this parcel of land.
- 3.3. The Minute of Agreement does not permit the Club to sell any of the land without Council consent for a period of 50 years without needing to repay the loan. Beyond this period, the Council would be entitled to 30% of the net proceeds from any sale. The Club in their request, asks the Council to forego these penalties and waive such entitlements.

- 3.4. The Club assert that such income generation is greatly needed by the club, to support their future viability as the current course maintenance approach, which is highly dependent on volunteers and manual application is not sustainable.

4.0 Consideration

- 4.1. Council Officers have considered the request above and whilst could be dealt with through delegated authority, there is a recognition as to the local significance of the facility with our community and therefore Officers are seeking Members' consideration in response to the request by the Club as to whether the conditions of the previous agreement be waived or not.

5.0 Resource Implications

- 5.1. Our Legal Services are of the opinion that the conditions associated with the Minute of Agreement in terms of sale of any part of the land or buildings clause is linked to the 50 years' timeframe, that this is open ended during the period of ownership of the Golf Club. This therefore would result in the Council being due a financial return should any sale occur; however the Council is being asked by the Club to forego any windfall that would result from the sale.

- 5.2. The full financial implications of the recommendations are set out in the report. This includes a reference to full life cycle costs where appropriate.

Yes ☒

- 5.3. Finance have been consulted and have agreed the financial implications as set out in the report.

Yes ☒

- 5.4. *Staffing*

6.0 Exempt Reports

- 6.1. Is this report exempt? Yes ☐ (please detail the reasons for exemption below) No ☒

7.0 Declarations

The recommendations contained within this report support or implement our Corporate Priorities and Council Policies.

(1) Our Priorities

Clackmannanshire will be attractive to businesses & people and ensure fair opportunities for all ☐

Our families; children and young people will have the best possible start in life ☐

Women and girls will be confident and aspirational, and achieve their full potential ☐

Our communities will be resilient and empowered so that they can thrive and flourish ☒

(2) **Council Policies**

Complies with relevant Council Policies ☒

8.0 Equalities Impact

8.1 Have you attached the combined equalities impact assessment to ensure compliance with the public sector equality duty and fairer Scotland duty? (All EFSIAs also require to be published on the Council's website)

Yes ☐ No ☒

If an impact assessment has not been undertaken you should explain why:

There are no identifiable equalities or fairer Scotland impacts resulting from this report.

9.0 Legality

9.1 It has been confirmed that in adopting the recommendations contained in this report, the Council is acting within its legal powers. Yes ☒

10.0 Appendices

10.1 Please list any appendices attached to this report. If there are no appendices, please state "none".

Identified Plot of Land being considered for sale.

11.0 Background Papers

11.1 Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered)

Yes ☐ (please list the documents below) No ☐

Author(s)

NAME	DESIGNATION	TEL NO / EXTENSION
Lee Robertson	Senior Manager: Legal & Governance	
Kevin Wells	Strategic Director: Place	

Approved by

NAME	DESIGNATION	SIGNATURE
Kevin Wells	Strategic Director: Place	



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2. All dimensions to be checked on site prior to ordering materials
3. Drawings should be read in conjunction with all structural and services engineer drawings and specifications

Revisions	Date
DRAFT **FOR INDICATIVE PURPOSES ONLY**	

STATUS **FOR DISCUSSION**

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PROJECT
*Proposed Erection of Dwelling House
on Land at Braehead Golf Club
Allog*

DRAWING TITLE
Existing Site Layout

CLIENT
Mr Iain Sneddon

SCALE As Noted @ A2	DATE 29th October 2024
DRG NO. 998 Braehead GC EX 01	

