
Report to Council of 12th March 2009

Subject: Clackmannan Road Car Park

Prepared by: Ruth Amos, Property Services.

1.0 Purpose

- 1.1. The Car Park at Clackmannan Road is jointly owned by The Council, Alloa Athletic Football Club with Network Rail owning a small portion of land to the north boundary. The Car Park is currently used by Alloa Athletic Football Club who have submitted a request to purchase the portion of the Car Park currently owned by Clackmannanshire Council.

2.0 Recommendations

- 2.1. It is recommend that the Council:- (a) approves the sale of its portion of the Car Park site subject to a purchase price of £10,000 (excluding VAT). (b) incorporates a claw back provision within any sale agreement such as to provide an additional capital receipt, should the site be redeveloped in the future for an alternative use and retains the area of soft landscaping land currently holding small trees and shrubs, which runs along the south boundary of the car park at Clackmannan Road.

3.0 Considerations

3.1. Background

- 3.2. The Car Park was originally owned by Alloa Football Club, however in 1975 part of the site was purchased from the Club by Central Regional Council. The area was purchased by the Council to facilitate the upgrade of Hilton Road, which runs along the west boundary of the site. This upgrade is now no longer required due to the construction of the Eastern Distributor Road. It is also unlikely that this site would be viable to provide a future access road as the Clackmannan - Alloa - Stirling Railway now runs along the north boundary of the site.

3.3. Current Status

- 3.4. Alloa Athletic Football Club have continued to use the entire site for car parking, although there is no formal agreement in place. They have expressed an interest to purchase part of the site which is currently owned by the Council, their letter is attached at **Appendix 1**.

- 3.5. The site is designated as a car park in the current Local Plan and the planning department would favour its retention. However there may be scope for redevelopment in the long term, if alternative car parking facilities could be provided along with a justified argument for the change of use at the site.
- 3.6. We have attached in **Appendix 2**, a letter detailing that Alloa Athletic Football Club intend to continue using the site as a car park facility.
- 3.7. As already mentioned the Car Park in its entirety is held under three separate Heritable Titles. A plan is attached at **Appendix 3**, illustrating the ownership boundaries of each part of the site as detailed below:
- Network Rail hold Title to a small triangular section to the north of the site totalling 0.06 hectares (0.15 acres). This area is highlighted in blue on Appendix 3.
 - Alloa Athletic Football Club hold Title to the mid section of the site, which also provides access to the site, totalling 0.33 hectares (0.81 acres). This area is highlighted in yellow on Appendix 3.
 - Clackmannanshire Council hold Title to the east section of the site totalling 0.28 hectares (0.69 acres). This area is highlighted in red on Appendix 3.
- 3.8. The Legal Department have confirmed that the Council's Title is clean and Heritable and no formal lease agreement exists between the Council or any third party for the use of the site.
- 3.9. Valuation**
- 3.10. The District Valuer has prepared an independent valuation report, as detailed below:
- Based on an Existing Use as a car park the Council's portion of the site had a Market Value of £10,000.
 - Based on future redevelopment the Council's portion of the site had a Market Value of £135,000.
- 3.11. Alloa Athletic Football Club have provisionally accepted £10,000 as a purchase price for the car park site. They have also accepted a claw back provision in relation to future development of the site. The claw back provision will be assessed on the value of the subject site at the effective date of change of use.

4.0 Sustainability Implications

- 4.1. The subject property identified for sale will be prioritised for disposal to assist in stimulating the environmental regeneration of Clackmannanshire and will reduce the Council's maintenance costs and generate capital receipts to help fund the Council's priorities.

- 4.2. Alloa Football Club currently own the majority of this site and for ease of future management it would be more effective for the site to be held under one single ownership.
- 4.3. The Council will retain a small area of land which borders the car park to protect the existing soft landscaping which runs along Clackmannan Road.
- 4.4. By disposing of the car park site the new owners can undertake upgrading works and improve the local amenity.
- 4.5. The disposal will assist the Football Club in providing a permanent location for visitors to Recreational Park and help to facilitate future investment.
- 4.6. The sale of the site will reduce the costs to the Council for the upkeep and general maintenance of the site as well as providing a capital receipt.

5.0 Resource Implications

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

6.0 Declarations

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

(1) Our Priorities 2008 - 2011 (Please tick ☒)

The area has a positive image and attracts people and businesses	<input checked="" type="checkbox"/>
Our communities are more cohesive and inclusive	<input type="checkbox"/>
People are better skilled, trained and ready for learning and employment	<input type="checkbox"/>
Our communities are safer	<input type="checkbox"/>
Vulnerable people and families are supported	<input type="checkbox"/>
Substance misuse and its effects are reduced	<input type="checkbox"/>
Health is improving and health inequalities are reducing	<input type="checkbox"/>
The environment is protected and enhanced for all	<input checked="" type="checkbox"/>
The Council is effective, efficient and recognised for excellence	<input type="checkbox"/>

7.0 Equalities Impact

- 7.1 Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations?

n/a

Yes ☐

No ☐

8.0 Legality

- 8.1 In adopting the recommendations contained in this report, the Council is acting within its legal powers Yes ☒

APPROVAL/SIGNATURE	DATE
Head of Service:	
Director:	

REPORT TO COUNCIL MEETING

To: Head of Administration and Legal Services, Greenfield, Alloa FK10 2AD

Report author: Ruth Amos

Service: Development and Environment

Report title: Clackmannan Road Car Park, Alloa.

Date of meeting: 12th March 2009

It is recommended that the attached report be:

1. **Given unrestricted circulation** ☒
2. **Taken in private by virtue of paragraph ___ of schedule 7A of the Local Government (Scotland) Act 1973** ☐

List any appendices attached to this report (if there are no appendices, please state 'none')

1. Letter in intent to purchase car park dated 29th June 2007
2. Letter of intent for use of the site after purchase dated 6th January 2009
3. Plan of Car Park with Title Boundaries
- 4.

List the background papers used in compiling this report . If you have completed a sustainability checklist please add this to your list (if there are no background papers please state 'none')

1. Sustainability Checklist
- 2.
- 3.
- 4.

Nb. All documents listed must be kept available by the author for public inspection for four years from the date of the meeting at which the report is considered

Appendix 1
Letter of intent to purchase car park



Alloa Football & Athletic Club Limited

Recreation Park, Alloa FK10 1RY

Telephone: 01259 722695 Fax: 01259 210886 E-mail: fcadmin@alloaathletic.co.uk

Chairman

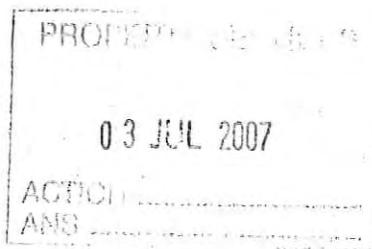
Patrick Lawlor
Home Tel: 01259 211805
Mobile: 07999 516681

Secretary

Ewen G Cameron
Home Tel No: 01259 722696
Business Tel: No: 01324 626996/ 619708

29th June 2007

FAO Jill Williamson MA (Hons) BSc MRICS,
Property Asset Management,
Clackmannanshire Council,
Development and Environmental Services,
Lime Tree House,
Alloa
FK10 1EX



Dear Ms Williamson,

Car Park – Clackmannan Road, Alloa

Thank you for your letter dated 24th May 2007 regarding the above.

I thank you for your attention to this matter and write to confirm that Alloa Football Club would like to proceed with the purchase of this ground.

Yours sincerely,

Nancy McLean
pp Mike Mulraney

Directors: P. Lawlor (Chairman) R. Hopkins (Vice Chairman) E. G. Cameron (Secretary) M. Mulraney D.R. Murray, M. Ross
Registered in Scotland 10309 Registered Office Recreation Park Alloa FK10 1RY

Shirt Sponsors

Machine Tool Engineers (E.K.) Ltd.

Appendix 2
Letter of intent for use of the site after purchase



Alloa Football & Athletic Club Limited

Recreation Park, Alloa FK10 1RY

Telephone: 01259 722695 Fax: 01259 210886 E-mail: fcadmin@alloaathletic.co.uk

Chairman
Robert Hopkins

Secretary
Ewen G Cameron

6th January 2009

Mr George Adamson,
Asset Manager,
Properties and Estate Management,
Clackmannanshire Council,
Kilncraigs
Alloa
FK10 1EX

PROPERTIES

07 JAN 2009

ACT OF
ANS

Dear Mr Adamson,

Car Park (Part) Clackmannan Road Alloa

I cannot comment on the nature of any planning consent as we have no plans at this time to be lodged for consideration. The intended use would be as a car park to service both the Club and possibly any development which takes place on the new gap site to the West of Hilton Road.

Yours sincerely,

N McLean

Bobby Hopkins

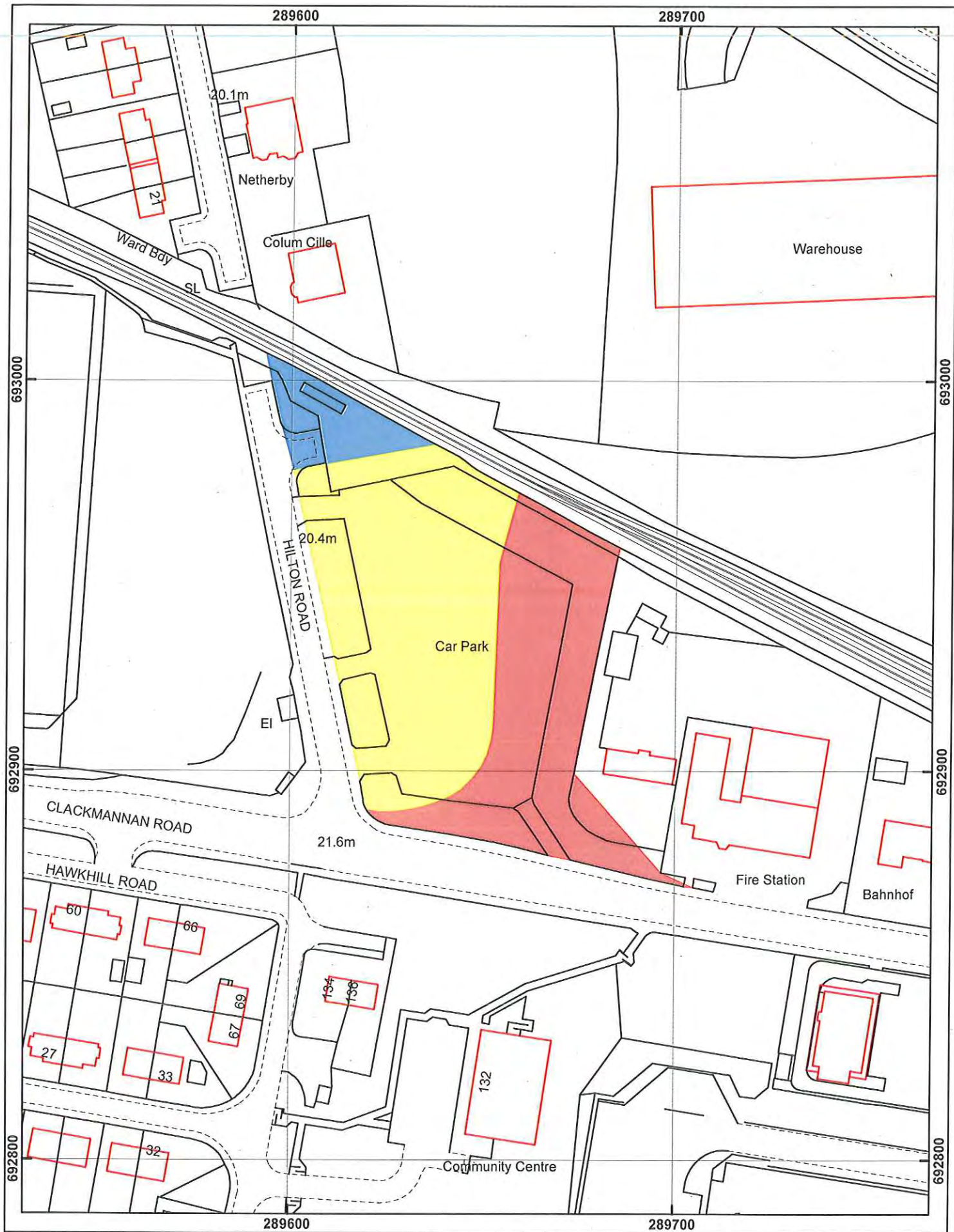
Directors: R. Hopkins(Chairman) E. G. Cameron (Secretary) M Mulraney (Vice Chairman) P Lawlor, D.R.Murray,M. Ross

Registered in Scotland 10309 Registered Office Recreation Park Alloa FK10 1RY

Shirt Sponsors

Machine Tool Engineers (E.K.) Ltd.

Appendix 3
Plan of Car Park with Title Boundaries



0 20 40 60 80 Metres

Scale : 1:1,250
Paper Size : A4

Date : 20 January 2009

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Clackmannann Road Car Park

Land Ownership

- Land Owned by Clackmannannshire Council
- Land Owned by Alloa Athletic Football Club
- Land Owned by Network Rail



CLACKMANNANSHIRE
COUNCIL
Development & Environmental Services
Kilncraigs
Greenside Street
Alloa
FK10 1EB

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