

**EXERCISE OF DELEGATED POWER**
**TITLE**                      **45 EARLSWOOD PARK, Low Fell.**

 Gateshead Council Constitution (13th Edition – July 2016)  
 Schedule 5 - Executive Functions Delegated to Managers  
 Part 1 – Delegations to Individual Managers

 4. Strategic Director, Corporate Services & Governance  
 Service Director, Legal, Democratic and Property Services

(1) To agree terms for the acquisition of land and property (for which there is budgetary provision) or for the disposal of land and property (including legal estates and interests) to secure compliance with the Council's policies up to the value of £50,000 in each case or up to the value of £250,000 following consultation with the Strategic Director, Corporate Resources

**POLICY**                      Capital Strategy, Community Strategy, Vision 2030

**PROPOSAL**                      The sale of a 90 year Leasehold Extension on the above flat in accordance with the statutory right of the Leaseholder to insist on the sale by virtue of the Leasehold Reform, Housing and Urban Development Act 1993.  
 The freehold is subject to a current lease to the purchaser of a 99year term from 31.12.1969 at a fixed annual ground rent of £15.  
**Sale price** of £17,000 at a revised rent of one peppercorn is considered to be the market value of the property interest.

**STATUTORY POWER**                      Local Government Act 1972.

 Add, Legal Costs                      £                      yes  
 Surveyors Costs                      £1,000

Surveyor		Team Leader		Prop Manager	
Approved By :	 M E Harrison                      Date Service Director, Legal, Democratic & Property Services				
Gateshead Council Civic Centre Regent Street Gateshead NE8 1HH Tel 0191 433 3000      DX 60308 GATESHEAD1 Legal & Corporate Services • Strategic Director Mike Barker					

H.M. LAND REGISTRY		TITLE NUMBER		
		TY 58405		
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID	SECTION
	TYNE AND WEAR		NZ 2559	D
Scale: 1/1250	GATESHEAD DISTRICT		© Crown copyright 1971	



This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 31 October 2017 at 12:28:29. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Durham Office.