

EXERCISE OF DELEGATED POWER
TITLE **35, EARLSWOOD PARK, Low Fell.**

Gateshead Council Constitution (14th Edition – July 2017) (as amended November 2018)

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 leasehold is subject to a current lease to the purchaser of a 99 year 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 Barker Strategic Director, Legal, Democratic & Property Services Date 13/5/19.			
Gateshead Council Civic Centre Regent Street Gateshead NE8 1HH Tel 0191 433 3000 DX 60308 GATESHEAD1 <i>Legal & Corporate Services • Strategic Director Mike Barker</i>					

H.M. LAND REGISTRY		TITLE NUMBER	
		TY75713	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID
	TYNE AND WEAR		NZ 2559
			SECTION
			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 30 April 2019 at 09:24:47. 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.

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