

HERTFORDSHIRE COUNTY COUNCIL

**CABINET
MONDAY 8 SEPTEMBER 2003 AT 2:00 P.M.**

<u>Agenda item</u> <u>No.</u> 6
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RADLETT: WILD FARM

Report of the Corporate Director (People and Property)

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Executive Member: David Beatty

Local Members: Martin Saunders, John Usher & Aislinn Lee

1.0 Purpose of Report

1.1 To consider a proposal that the County Council should dispose of the house at Wild Farm, Radlett.

2.0 Summary

2.1 The County Council owns Wild Farm – comprising a substantial house and stable block (plus about 8.5hectares/21 acres of land) set in open countryside between Radlett, Shenley and Harperbury Hospital – as part of the Rural Estate. It transferred statutorily upon the abolition of the GLC and is held for Green Belt purposes. The house is surplus to requirements.

2.2 The estimated capital receipt from disposal is above the £1m threshold specified in the Scheme of Delegation to Officers.

3.0 Conclusions

3.1 The Cabinet is asked to consider that the house at Wild Farm should be sold and that the sale decision should be delegated to the Corporate Director (People and Property) in consultation with the Executive Member (Resources).

4.0 Background

- 4.1 The County Council owns Wild Farm – comprising a substantial house and stable block (plus about 8.5hectares/21 acres of land) set in open countryside between Radlett, Shenley and Harperbury Hospital – as part of the Rural Estate. Access is gained through the main entrance to Harperbury Hospital.
- 4.2 It transferred statutorily upon the abolition of the GLC and is held for the purposes of the Green Belt (London and Home Counties) Act 1938. The property was previously let as an equestrian centre but the County regained possession following tenant default and it is currently vacant.
- 4.3 The property is situated within the green belt and is therefore subject to stringent planning policies against development and as to use.
- 4.4 The house is surplus to Rural Estate requirements and it is therefore recommended that it should be sold.
- 4.5 Disposal would require the formal consent of the Secretary of State under the 1938 Act.

5.0 Financial Implications

- 5.1 The capital receipt arising would be credited to the general pool.
- 5.2 In the event of disposal Environment Department's base budget would need to be adjusted to allow for the loss of net income (approximately £15,000).