



Hinckley & Bosworth Borough Council

Forward Timetable of Consultation and Decision Making

Asset Strategy & Regeneration Group 6 March 2025
Council 8 July 2025

WARDS AFFECTED: ☐ Ambien
Cadeby, Carlton & Market Bosworth with Shackerstone

DISPOSAL OF TWO HRA LAND ASSETS - BECKETT AVENUE, MARKET BOSWORTH AND THORNFIELD AVENUE STOKE GOLDING

Report of Director (Community Services)

1. Purpose of report

1.1 To seek approval for the disposal of two HRA land assets in the borough.

2. Recommendation

2.1 Council approves the sale of the following HRA land assets:

- Land adjacent to 13 Beckett Avenue, Market Bosworth at the valuation of £120,000
- Land adjacent to 1 Thornfield Avenue, Stoke Golding at the valuation of £115,000.

2.2 The capital receipt is used to support the HRA capital programme.

3. Background to the report

3.1 The council have received requests to purchase two pieces of land owned within the HRA:

- **Land Beckett Avenue, Market Bosworth** - Currently an open space being leased and previously used by the Market Bosworth Scouts group. Currently being leased and a request has been received from the leaseholder to purchase.
- **Land at Thornfield Avenue, Stoke Golding** - This land previously formed part of the garden of 2 Thornfield Avenue, a council owned property, and

was relinquished by a former tenant as it was too large to maintain. Subsequently the plot has been fenced off and the council has carried out periodic clearances of overgrowth and fly tipped rubbish.

- 3.2 Following these requests land surveys have been sought, Table 1 shows the valuations provided:

Table 1- Land valuations for sites proposed for sale

| Site | Valuation |
|-------------------------------|-----------------|
| | |
| Beckett Ave, Mkt Bosworth | £120,000 |
| Thornfield Ave, Stoke Golding | £115,000 |
| Total | £235,000 |

- 3.3 In addition to the payment for the land, purchasers are also required to pay all the councils' valuation and legal fees required to complete the transaction.
- 3.4 Disposal of these sites has been considered by the HRA Delivery Group and other options including development by the Council for additional social housing have been considered but due to the limited size of these sites, neither are considered to be viable sites.
- 3.6 The size of the two sites suggest they are suitable for the development of single dwellings, this has been reflected in the valuation surveys and will hopefully provide additional homes in these rural areas.

4. Exemptions in accordance with the Access to Information procedure rules

- 4.1 The report is to be taken in open session.

5. Financial implications [AW]

- 5.1 The receipts will be capital receipts to the HRA.

6. Legal implications [SK]

- 6.1 The Council under Section 123 of the Local Government Act 1972, have power to dispose of property in any manner they wish, the Council further have a duty not to sell land for a consideration less than best consideration reasonably obtained.
- 6.2 All land titles have been reviewed and reports provided. No restrictions on disposal on the freehold titles.

7. Corporate Plan implications

- 7.1 Provide quality services, good value for money and make the best use of our assets.

8. Consultation

- 8.1 Ward Member views have been sought, and they are supportive of the recommendations set out in the report.

9. Risk implications

- 9.1 Management of significant (Net Red) risks

| Risk description | Mitigating actions | Owner |
|------------------|--------------------|-------|
| None | | |

10. Knowing your community – equality and rural implications

- 10.1 All of the sites are in rural areas, the two sites referenced in 3.6 of the report will provide additional homes in these areas.

11. Climate implications

- 11.1 Climate implications have been considered.

12. Corporate implications

- 12.1 By submitting this report, the report author has taken the following into account:

- Community safety implications
- Environmental implications
- ICT implications
- Asset management implications
- Procurement implications
- Human resources implications
- Planning implications
- Data protection implications
- Voluntary sector

Background papers: None

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