

Assessment of Acquisition/Disposal Feasibility

Assessed by:	L Davey
Date:	22 January 2021
Site:	Land to the rear of Harwich Town Railway Station
Reason for consideration: Potential acquisition offer	
Location: Harwich	
Adjoining uses: Commercial, railway, undeveloped, residential	
Planning designation (Current Adopted Plan):	
Inside Settlement Limits	Flood Zone 3
Current use: Storage and workshops, vacant land. Site of the Mayflower Project	
Legal constraints: The site is currently occupied by a third party. Rails appear to be buried under the surface and ongoing rail security may be present.	
Service usage/issues: The land adjacent is a railway station and track; this could determine that there are both overhead and buried cables restricting possible future uses and would need to be carefully assessed before acquisition. There also appears to be an old railway track running through the centre of the site, which will need further investigation.	
Request for purchase: The site has been identified locally as one of importance and acquisition may further or secure local initiatives. Network Rail have indicated a potential willingness to dispose of the land.	
Corporate Priorities: <ul style="list-style-type: none"> • Public spaces to be proud of in urban and rural areas. • Vibrant Town Centres. • Building and managing our own homes. • Strong and focused Leadership. • Use assets to support priorities. • Promote Tendring's tourism, cultural and heritage offers. • Local regeneration. • Maximise our coastal and seafront opportunities 	
Property Strategy Issues: The property strategy identifies Seek the most effective way in which unused properties can contribute to the Council's priorities. The Property Programme identifies aims for Harwich to: <ul style="list-style-type: none"> • Reinvigorate the town centres • Promote economic opportunities • Enhance the coast and tourist facilities. 	
Valuation: Not yet valued.	
Other Issues: Assessment for contamination will be required.	
Conclusion: It is considered further investigation is required following initiation of the Property Dealing Procedure.	