

Appendix B
Assessment of Acquisition/Disposal Feasibility

Assessed by:	J Wilkinson	
Date:	4 June 2021	
Site 1:	Allotments, Wivenhoe Road, Alresford	
Reason for consideration: Identified for potential disposal as part of asset rationalisation.		
Location: Land to the rear of residential properties on Wivenhoe Road, Alresford		
Adjoining uses: Residential to the south and railway line to the north.		
Planning designation (Current Adopted Plan):		
	Outside Settlement Limits	Registered allotments
Current use: Allotment land		
Legal constraints: This land is currently leased to the Parish Council for a nominal rent. The allotments have been registered as an Asset of Community Value.		
Service usage/issues: Due to the nature of allotments and the planning designation, it is unlikely this land could be used for development or other purposes.		
Request for purchase/lease: N/A		
Corporate Priorities: Use assets to support priorities Balanced annual budget Supporting physical activity and wellbeing		
Property Strategy Issues: The property strategy identifies to seek the most effective way in which unused properties can contribute to the Council's priorities. The Property Programme identifies general aims for Rural Tending to: <ul style="list-style-type: none"> • Promote economic opportunities • Develop Rural infrastructure • Facilitate home building 		
Valuation: Not yet valued		
Other Issues: None.		
Conclusion: Disposal is feasible.		

Assessed by:	J Wilkinson	
Date:	7 June 2021	
Site 2:	Land off Church View, Ardleigh	
Reason for consideration: Identified for potential disposal as part of asset rationalisation.		
Location: Land on the corner of Church View and Chapel Croft, Ardleigh		
Adjoining uses: Residential		
Planning designation (Current Adopted Plan):		
Inside Settlement Limits	Protected existing recreational open space	
Within Ardleigh Conservation Area		
Current use: Open space		
Legal constraints: There are access rights over the land to an electricity sub-station. As open space, the area will need to be advertised for disposal for public consultation.		
Service usage/issues: The land is of no use for service delivery and under the current planning designations is very unlikely to achieve planning consent for development.		
Request for purchase/lease: N/A		
Corporate Priorities: Use assets to support priorities Public spaces to be proud of in urban and rural areas		
Property Strategy Issues: The property strategy identifies to seek the most effective way in which unused properties can contribute to the Council's priorities. The Property Programme identifies general aims for Rural Tending to: <ul style="list-style-type: none"> • Promote economic opportunities • Develop Rural infrastructure • Facilitate home building 		
Valuation: Not yet valued.		
Other Issues: None.		
Conclusion: Disposal is feasible.		

Assessed by:	J Wilkinson	
Date:	7 June 2021	
Site 3:	Brightlingsea Lido, Promenade Way, Brightlingsea	
Reason for consideration: Identified for potential disposal as part of asset rationalisation.		
Location: Situated on the seafront off Promenade Way in Brightlingsea		
Adjoining uses: Boating Lake, Caravan Park, Open Space, Beach Huts, Seafront		
Planning designation (Current Adopted Plan):		
Outside Settlement Limits	Identified Flood Risk	
Urban regeneration area	Tourism and leisure uses	
Current use: Lido and Café		
<p>Legal constraints: The property is subject to a lease to the Town Council at a nominal rent and underlease to the Brightlingsea Lido CIO</p> <p>The Registered Title of which the Lido is a part, contains a right of pre-emption in favour of the Crown or the Board of Trade.</p> <p>A Unilateral Notice is registered against the Title with a right of pre-emption in respect of the Lido only in favour of Brightlingsea Town Council.</p>		
Service usage/issues: The lease is for a nominal rent that does not cover lease administration costs.		
Request for purchase/lease: N/A		
<p>Corporate Priorities:</p> <p>Use assets to support priorities</p> <p>Promote Tendring's tourism cultural and heritage offers</p> <p>Support existing businesses</p> <p>Supporting physical activity and wellbeing</p>		
<p>Property Strategy Issues: The property strategy identifies to seek the most effective way in which unused properties can contribute to the Council's priorities. The Property Programme identifies aims for Brightlingsea to:</p> <ul style="list-style-type: none"> • Promote economic opportunities • Develop Rural infrastructure • Facilitate home building <p>There is also an aspirational project to enhance the environment in the Promenade Way area.</p>		
Valuation: Not yet valued.		
Other Issues: None.		
Conclusion: Disposal is feasible.		

Assessed by:	J Wilkinson
Date:	7 June 2021
Site 4:	Land fronting Church Road, Brightlingsea
Reason for consideration: Identified for potential disposal as part of asset rationalisation.	
Location: Land off Church Road and adjacent to properties on Deal Way and Sarre Way, Brightlingsea	
Adjoining uses: Highway, Residential	
Planning designation (Current Adopted Plan):	
Inside Settlement Limits	
Current use: Grass verge	
Legal constraints: There is a publicly maintained footpath on this land. The land is subject to rights to use drains and sewers therein. The land is subject to rights of entry for the inspection, maintenance, painting or repair of the walls of the adjoining properties. As open space, the area will need to be advertised for disposal for public consultation.	
Service usage/issues: The land is of no use for service delivery and has no development potential	
Request for purchase/lease: N/A	
Corporate Priorities: Use assets to support priorities Public spaces to be proud of in urban and rural areas	
Property Strategy Issues: The property strategy identifies to seek the most effective way in which unused properties can contribute to the Council's priorities. The Property Programme identifies aims for Brightlingsea to: <ul style="list-style-type: none"> • Promote economic opportunities • Develop Rural infrastructure • Facilitate home building 	
Valuation: Not yet valued.	
Other Issues: None.	
Conclusion: Disposal is feasible.	

Assessed by:	J Wilkinson	
Date:	7 June 2021	
Site 5:	Land off Old Forge, Brightlingsea	
Reason for consideration: Identified for potential disposal as part of asset rationalisation.		
Location: Land positioned at the gateway to Brightlingsea, off Old Forge, on the corner of Church Road and Samsons Road, Brightlingsea.		
Adjoining uses: Highway, Residential		
Planning designation (Current Adopted Plan):		
	Outside Settlement Limits	Coastal Protection Belt
Current use: Grass verge		
Legal constraints: As open space, the area will need to be advertised for disposal for public consultation.		
Service usage/issues: The land is of no use for service delivery and has no development potential		
Request for purchase/lease: N/A		
Corporate Priorities: Use assets to support priorities Public spaces to be proud of in urban and rural areas		
Property Strategy Issues: The property strategy identifies to seek the most effective way in which unused properties can contribute to the Council's priorities. The Property Programme identifies aims for Brightlingsea to: <ul style="list-style-type: none"> • Promote economic opportunities • Develop Rural infrastructure • Facilitate home building 		
Valuation: Not yet valued.		
Other Issues: None.		
Conclusion: Disposal is feasible.		

Assessed by:	J Wilkinson	
Date:	7 June 2021	
Site 6:	2 Garages to the rear of Brightlingsea Town Council offices, Victoria Place	
Reason for consideration: Identified for potential disposal as part of asset rationalisation.		
Location: Garages off the public car park between Lower Green Gardens and Eastern Road, Brightlingsea		
Adjoining uses: Residential, car park, offices		
Planning designation (Current Adopted Plan):		
	Inside Settlement Limits	Within a Car Park boundary
Current use: One is used for storage for the Town Council, the other is rented by a private individual		
Legal constraints: One garage is subject to a rental agreement by a private individual, the other is used by the Town Council, however no official agreement is in place.		
Service usage/issues: The rent paid for these garages is nominal		
Request for purchase/lease: N/A		
Corporate Priorities: Use assets to support priorities Balanced annual budget		
Property Strategy Issues: The property strategy identifies to seek the most effective way in which unused properties can contribute to the Council's priorities. The Property Programme identifies aims for Brightlingsea to: <ul style="list-style-type: none"> • Promote economic opportunities • Develop Rural infrastructure • Facilitate home building 		
Valuation: Not yet valued.		
Other Issues: None.		
Conclusion: Disposal is feasible.		

Assessed by:	J Wilkinson	
Date:	7 June 2021	
Site 7:	Land off Station Road, Brightlingsea	
Reason for consideration: Identified for potential disposal as part of asset rationalisation.		
Location: Land off Duke Court between Station Road and Duke Street, Brightlingsea		
Adjoining uses: Residential		
Planning designation (Current Adopted Plan):		
Inside Settlement Limits		Within a conservation area
Current use: Unofficial parking for nearby residential flats		
Legal constraints: The unofficial parking will need to be addressed so no-one acquires any implied rights. Duke Court is a private road. A Public Right of Way runs through this land.		
Service usage/issues: The land is of no particular use for service delivery and does not lend itself to development		
Request for purchase/lease: N/A		
Corporate Priorities: Use assets to support priorities Public spaces to be proud of in urban and rural areas		
Property Strategy Issues: The property strategy identifies to seek the most effective way in which unused properties can contribute to the Council's priorities. The Property Programme identifies aims for Brightlingsea to: <ul style="list-style-type: none"> • Promote economic opportunities • Develop Rural infrastructure • Facilitate home building 		
Valuation: Not yet valued.		
Other Issues: None.		
Conclusion: Disposal is feasible.		

Assessed by:	J Wilkinson	
Date:	8 June 2021	
Site 8:	Land off Orlando Court, Walton on the Naze	
Reason for consideration: Identified for potential disposal as part of asset rationalisation.		
Location: Orlando Court and land the rear, adjacent to part of the wall surrounding the Mere.		
Adjoining uses: Industrial, Storage, Footpath, Walton Mere, Residential.		
Planning designation (Current Adopted Plan):		
Inside Settlement Limits	Identified Flood Risk	
Urban Regeneration Area		
Current use: Green space and access road to storage buildings.		
Legal constraints: Orlando Court is a private road. A public right of way runs through this land. As open space, the area will need to be advertised for disposal for public consultation.		
Service usage/issues: The land is of no specific use for service delivery.		
Request for purchase/lease: NA		
Corporate Priorities: Use assets to support priorities Public spaces to be proud of in urban and rural areas		
Property Strategy Issues: The property strategy identifies to seek the most effective way in which unused properties can contribute to the Council's priorities. The Property Programme identifies aims for Frinton and Walton to: <ul style="list-style-type: none"> • Maximise the coast and tourist facilities. • Reinvigorate Walton town centre • Promote economic opportunities • Facilitate home building 		
Valuation: Not yet valued.		
Other Issues: None.		
Conclusion: Disposal is feasible.		

Assessed by:	J Wilkinson	
Date:	8 June 2021	
Site 9:	The Columbine Centre, Walton	
Reason for consideration: Request from Frinton and Walton Town Council		
Location: Bath House Meadow, The Esplanade, Walton on the Naze		
Adjoining uses: Public Open Space, Car Park, Play Area, Walton Lifestyles Centre		
Planning designation (Current Adopted Plan):		
Outside Settlement Limits	Identified Flood Risk	
Within protected existing recreational open space	Urban Regeneration Area	
Current use: Community Centre, indoor bowls club and bookable venue		
Legal constraints: There is a current lease in place to the Town Council and an underlease to the indoor bowls club.		
Service usage/issues: There are outstanding rent reviews, which are currently in negotiations.		
Request for purchase/lease: Request for purchase by the Town Council who currently lease the property.		
Corporate Priorities: Use assets to support priorities Promote Tendring's tourism cultural and heritage offers Support existing businesses		
Property Strategy Issues: The property strategy identifies to seek the most effective way in which unused properties can contribute to the Council's priorities. The Property Programme identifies aims for Frinton and Walton to: <ul style="list-style-type: none"> • Maximise the coast and tourist facilities. • Reinvigorate Walton town centre • Promote economic opportunities • Facilitate home building 		
Valuation: Not yet valued.		
Other Issues: None.		
Conclusion: Disposal is feasible.		

Assessed by:	J Wilkinson	
Date:	8 June 2021	
Site 10:	Allotments, Waltham Way, Frinton on Sea	
Reason for consideration: Identified for potential disposal as part of asset rationalisation.		
Location: Land to the rear of flat blocks off Waltham Way, Frinton		
Adjoining uses: Residential, Railway line		
Planning designation (Current Adopted Plan):		
	Inside Settlement Limits	Allotments
Current use: Allotments		
Legal constraints: These allotments are currently managed by the Town Council, however there is no formal lease or agreement in place. There is a restriction on the Title Deed that the land can only be used for allotments and no permanent buildings can be erected without the written consent of the original vendor.		
Service usage/issues: It is unlikely this land could be used for development or other purposes.		
Request for purchase/lease: NA		
Corporate Priorities: Use assets to support priorities Supporting physical activity and wellbeing		
Property Strategy Issues: The property strategy identifies to seek the most effective way in which unused properties can contribute to the Council's priorities. The Property Programme identifies aims for Frinton and Walton to: <ul style="list-style-type: none"> • Maximise the coast and tourist facilities. • Reinvigorate Walton town centre • Promote economic opportunities • Facilitate home building 		
Valuation: Not yet valued.		
Other Issues: None.		
Conclusion: Disposal is feasible.		

Assessed by:	J Wilkinson	
Date:	8 June 2021	
Site 11:	Public Open Space, Poplar Way, Kirby Cross	
Reason for consideration: Identified for potential disposal as part of asset rationalisation.		
Location: Green space off Poplar Way, Kirby		
Adjoining uses: Residential		
Planning designation (Current Adopted Plan):		
	Inside Settlement Limits	
Current use: Open Space		
Legal constraints: As open space, the area will need to be advertised for disposal for public consultation. Part of this land is subject to rights for services.		
Service usage/issues: The land is of no use for service delivery.		
Request for purchase/lease: N/A		
Corporate Priorities: Use assets to support priorities Public spaces to be proud of in urban and rural areas		
Property Strategy Issues: The property strategy identifies to seek the most effective way in which unused properties can contribute to the Council's priorities. The Property Programme identifies aims for Frinton and Walton to: <ul style="list-style-type: none"> • Maximise the coast and tourist facilities. • Reinvigorate Walton town centre • Promote economic opportunities • Facilitate home building 		
Valuation: Not yet valued.		
Other Issues: None.		
Conclusion: Disposal is feasible.		

Assessed by:	J Wilkinson	
Date:	8 June 2021	
Site 12:	Section 1, The Hangings, Harwich	
Reason for consideration: Identified for potential disposal as part of asset rationalisation.		
Location: Former railway line between the main road and residential properties		
Adjoining uses: Main Highway, Residential, Allotments, School		
Planning designation (Current Adopted Plan):		
Outside Settlement Limits		Protected existing recreational open space.
Current use: Nature area with a footpath running through the centre		
Legal constraints: There is some encroachment on part of this area by the allotments. A public right of way runs through this land. As open space, the area will need to be advertised for disposal for public consultation.		
Service usage/issues: The land is of no use for service delivery and is not suitable for redevelopment.		
Request for purchase/lease: N/A		
Corporate Priorities: Use assets to support priorities Public spaces to be proud of in urban and rural areas Supporting physical activity and wellbeing		
Property Strategy Issues: The property strategy identifies to 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"> • Enhance the coast and tourist facilities. • Maximise heritage and conservation • Reinvigorate the town centres • Promote economic opportunities. • Facilitate home building 		
Valuation: Not yet valued.		
Other Issues: None.		
Conclusion: Disposal is feasible.		

Assessed by:	J Wilkinson	
Date:	8 June 2021	
Site 13:	Section 2, The Hangings, Harwich	
Reason for consideration: Identified for potential disposal as part of asset rationalisation.		
Location: Section of the old railway line sitting between the retail park and residential properties		
Adjoining uses: Commercial, Main Highway, Residential		
Planning designation (Current Adopted Plan):		
Outside Settlement Limits	Identified Flood Risk on part	
Protected existing recreational open space		
Current use: Nature area with a footpath running through the centre		
Legal constraints: There is a restriction on the land that it is to be used solely as public open space. A right of way for adjoining property affects part of the land. As open space, the area will need to be advertised for disposal for public consultation.		
Service usage/issues: The land is of no use for service delivery		
Request for purchase/lease: N/A		
Corporate Priorities: Use assets to support priorities Public spaces to be proud of in urban and rural areas Supporting physical activity and wellbeing		
Property Strategy Issues: The property strategy identifies to 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"> • Enhance the coast and tourist facilities. • Maximise heritage and conservation • Reinvigorate the town centres • Promote economic opportunities. • Facilitate home building 		
Valuation: Not yet valued.		
Other Issues: There has been some past encroachment by residential property owners moving their boundaries to encompass as much of the land to the edge of the bank as possible.		
Conclusion: Disposal is feasible.		

Assessed by:	J Wilkinson	
Date:	8 June 2021	
Site 14:	Allotments at the Redoubt, Harwich	
Reason for consideration: Town Council have requested the land be transferred to them as they manage the site and have done for many years.		
Location: Around the outside of the Redoubt, off Main Road, Harwich		
Adjoining uses: Grade II* listed property, Visitor Centre, Residential		
Planning designation (Current Adopted Plan):		
Outside Settlement Limits	Allotments	
Partially within the Historic Town boundary	Within the boundary of the Harwich Masterplan	
Current use: Allotments		
Legal constraints: The allotments are managed by Harwich Town Council, however there is no formal lease or agreement in place.		
Service usage/issues: Due to the nature of allotments, the planning designation and the current access to the site as well as its proximity to a Grade II* listed property means it is unlikely this land could be used for development or other purposes.		
Request for purchase/lease: Request for purchase from the Town Council		
Corporate Priorities: Public Spaces to be proud of in urban and rural areas Supporting physical activity and wellbeing		
Property Strategy Issues: The property strategy identifies to 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"> • Enhance the coast and tourist facilities. • Maximise heritage and conservation • Reinvigorate the town centres • Promote economic opportunities. • Facilitate home building 		
Valuation: Not yet valued.		
Other Issues: None.		
Conclusion: Disposal is feasible.		

Assessed by:	J Wilkinson	
Date:	8 June 2021	
Site 15:	Lawford Estate Pathways	
Reason for consideration: Identified for potential disposal as part of asset rationalisation.		
Location: Footpaths throughout the Lawford estate		
Adjoining uses: Highway, Residential		
Planning designation (Current Adopted Plan):		
Inside Settlement Limits		
Current use: Public Footpaths		
Legal constraints: The land is subject to rights of access by the Electricity Board. The Title contains a restriction that the land may only be used as public open space. The footpaths are publicly maintained. As open space, the area will need to be advertised for disposal for public consultation.		
Service usage/issues: The land is of no use for service delivery.		
Request for purchase/lease: N/A		
Corporate Priorities: Use assets to support priorities Support physical activity and wellbeing Public spaces to be proud of in urban and rural areas		
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 Manningtree Mistley and Lawford to: <ul style="list-style-type: none"> • Promote economic opportunities • Deliver financial and residential benefits from sustainable and sympathetic development • Promote or facilitate new business and training ventures. 		
Valuation: Not yet valued.		
Other Issues: None.		
Conclusion: Disposal is feasible.		

Assessed by:	J Wilkinson	
Date:	8 June 2021	
Site 16:	Small Town Square off The High Street, Manningtree	
Reason for consideration: Identified for potential disposal as part of asset rationalisation.		
Location: Centre of Town, on the corner of High Street and South Street, Manningtree		
Adjoining uses: Commercial, Retail, Highway, Residential		
Planning designation (Current Adopted Plan):		
Inside Settlement Limits	Within the Town Centre boundary	
Within the Historic Town boundary	Within the proposed extension of Suffolk Coast and Heaths Area of Outstanding Natural Beauty	
Current use: Small Town Square with public benches.		
Legal constraints: Nothing notable		
Service usage/issues: The land is of no use for service delivery.		
Request for purchase/lease: NA		
Corporate Priorities: Public spaces to be proud of in urban and rural areas Support existing businesses Use assets to support priorities		
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 Manningtree Mistley and Lawford to: <ul style="list-style-type: none"> • Promote economic opportunities • Deliver financial and residential benefits from sustainable and sympathetic development • Promote or facilitate new business and training ventures. 		
Valuation: Not yet valued.		
Other Issues: None.		
Conclusion: Disposal is feasible.		

Assessed by:	J Wilkinson	
Date:	8 June 2021	
Site 17:	Riverside Walk & Pathway, Manningtree	
Reason for consideration: Identified for potential disposal as part of asset rationalisation.		
Location: Riverside Walk between the River Stour and the Co-op Foodstore and Car Park off Riverside Avenue East, Manningtree Footpath leading from the car park to the main town		
Adjoining uses: River, Retail, Commercial, Car Park, Doctors Surgery		
Planning designation (Current Adopted Plan):		
Inside Settlement Limits		Identified Flood Risk
Partially within the Town Centre boundary		Within the proposed extension of Suffolk Coast and Heaths Area of Outstanding Natural Beauty
Current use: Public Open Space, drainage ditches, Footpath		
Legal constraints: As open space, the area will need to be advertised for disposal for public consultation.		
Service usage/issues: The land is of no use for service delivery.		
Request for purchase/lease: NA		
Corporate Priorities: Public spaces to be proud of in urban and rural areas Use assets to support priorities		
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 Manningtree Mistley and Lawford to: <ul style="list-style-type: none"> • Promote economic opportunities • Deliver financial and residential benefits from sustainable and sympathetic development • Promote or facilitate new business and training ventures. 		
Valuation: Not yet valued.		
Other Issues: Ditches on the land are maintained by the Environment Agency.		
Conclusion: Disposal is feasible.		

Assessed by:	J Wilkinson	
Date:	8 June 2021	
Site 18:	Land off Hilton Close, Manningtree	
Reason for consideration: Identified for potential disposal as part of asset rationalisation.		
Location: Land on the corner of Hilton Close and Malthouse Road, Manningtree		
Adjoining uses: Residential		
Planning designation (Current Adopted Plan):		
Inside Settlement Limits	Within the proposed extension of Suffolk Coast and Heaths Area of Outstanding Natural Beauty	
Within the Historic Town boundary	Within a conservation area	
Current use: Public Open Space		
Legal constraints: As open space, the area will need to be advertised for disposal for public consultation.		
Service usage/issues: The land is of no use for service delivery.		
Request for purchase/lease: NA		
Corporate Priorities: Public spaces to be proud of in urban and rural areas Use assets to support priorities		
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 Manningtree Mistley and Lawford to: <ul style="list-style-type: none"> • Promote economic opportunities • Deliver financial and residential benefits from sustainable and sympathetic development • Promote or facilitate new business and training ventures. 		
Valuation: Not yet valued.		
Other Issues: None.		
Conclusion: Disposal is feasible.		

Assessed by:	J Wilkinson	
Date:	8 June 2021	
Site 19:	Land known as The Old Library Site, Manningtree	
Reason for consideration: Identified for potential disposal as part of asset rationalisation.		
Location: Public open space between Stour Street and Malthouse Road, Manningtree		
Adjoining uses: Residential		
Planning designation (Current Adopted Plan):		
Inside Settlement Limits	Within the proposed extension of Suffolk Coast and Heaths Area of Outstanding Natural Beauty	
Within the Historic Town boundary	Within a conservation area	
Current use: Public Open Space		
Legal constraints: As open space, the area will need to be advertised for disposal for public consultation.		
Service usage/issues: The land is of no use for service delivery and does not lend itself to development due to access issues.		
Request for purchase/lease: NA		
Corporate Priorities: Public spaces to be proud of in urban and rural areas Use assets to support priorities		
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 Manningtree Mistley and Lawford to: <ul style="list-style-type: none"> • Promote economic opportunities • Deliver financial and residential benefits from sustainable and sympathetic development • Promote or facilitate new business and training ventures. 		
Valuation: Not yet valued.		
Other Issues: None.		
Conclusion: Disposal is feasible.		

Assessed by:	J Wilkinson	
Date:	10 June 2021	
Site 20:	Allotments to the rear of Middlefield Road, Mistley	
Reason for consideration: Identified for potential disposal as part of asset rationalisation.		
Location: Land between Middlefield Road and Harwich Road, Mistley		
Adjoining uses: Residential		
Planning designation (Current Adopted Plan):		
Outside Settlement Limits	Protected Existing Recreational open space	
Coastal Protection Belt		
Current use: Allotments		
Legal constraints: There is a current lease over the site in favour of the Parish Council for a nominal rent. A public right of way runs along the edge of this land.		
Service usage/issues: Due to the nature of allotments and the current planning designation it is unlikely this land could be used for development.		
Request for purchase/lease: NA		
Corporate Priorities: Public Spaces to be proud of in urban and rural areas Supporting physical activity and wellbeing Use assets to support priorities		
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 Manningtree Mistley and Lawford to: <ul style="list-style-type: none"> • Promote economic opportunities • Deliver financial and residential benefits from sustainable and sympathetic development • Promote or facilitate new business and training ventures. 		
Valuation: Not yet valued.		
Other Issues: None.		
Conclusion: Disposal is feasible.		

Assessed by:	J Wilkinson	
Date:	10 June 2021	
Site 21:	Welfare Park, Parkeston	
Reason for consideration: Identified for potential disposal as part of asset rationalisation.		
Location: Open space to the south east of Parkeston.		
Adjoining uses: Residential, recreational, Main Highway, River, Industrial		
Planning designation (Current Adopted Plan):		
Outside Settlement Limits		Protected existing recreational open space
Current use: Sport and recreational		
Legal constraints: There is a current lease for a minimal rent in favour of the Welfare Park Association. The land includes a publicly maintained footpath and light columns. As open space, the area will need to be advertised for disposal for public consultation.		
Service usage/issues: The land is of no use for service delivery and is unlikely to achieve planning consent for development.		
Request for purchase/lease: NA		
Corporate Priorities: Public Spaces to be proud of in urban and rural areas Supporting physical activity and wellbeing Use assets to support priorities		
Property Strategy Issues: The property strategy identifies to 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"> • Enhance the coast and tourist facilities. • Maximise heritage and conservation • Reinvigorate the town centres • Promote economic opportunities. • Facilitate home building 		
Valuation: Not yet valued.		
Other Issues: None.		
Conclusion: Disposal is feasible.		

Assessed by:	J Wilkinson	
Date:	11 June 2021	
Site 22:	Land at the Bury, St Osyth	
Reason for consideration: Identified for potential disposal as part of asset rationalisation.		
Location: Access road and green space fronting 1-6 The Bury, St Osyth		
Adjoining uses: Commercial, Highway, undeveloped		
Planning designation (Current Adopted Plan):		
Outside Settlement Limits	Protected existing recreational open space	
Within a conservation area	Within the coastal protection belt	
Current use: Access road and grass verge		
Legal constraints: This area is not publically maintained. The land is subject to rights for services and rights of way. As open space, the area will need to be advertised for disposal for public consultation.		
Service usage/issues: The land is of no use for service delivery.		
Request for purchase/lease: NA		
Corporate Priorities: Public Spaces to be proud of in urban and rural areas Use assets to support priorities		
Property Strategy Issues: The property strategy identifies to seek the most effective way in which unused properties can contribute to the Council's priorities. The Property Programme identifies general aims for Rural Tending to: <ul style="list-style-type: none"> • Promote economic opportunities • Develop Rural infrastructure • Facilitate home building 		
Valuation: Not yet valued.		
Other Issues: None.		
Conclusion: Disposal is feasible.		

Assessed by:	J Wilkinson	
Date:	11 June 2021	
Site 23:	Land on the corner of Crow Lane, Weeley	
Reason for consideration: Identified for potential disposal as part of asset rationalisation.		
Location: Land on the corner of Crow Lane and Thorpe Road, Weeley		
Adjoining uses: Residential, Highway		
Planning designation (Current Adopted Plan):		
	Outside Settlement Limits	
Current use: Grass verge		
Legal constraints: This land is publicly maintainable as part of the highway verge.		
Service usage/issues: The land is of no use for service delivery.		
Request for purchase/lease: NA		
Corporate Priorities: Public Spaces to be proud of in urban and rural areas Use assets to support priorities		
Property Strategy Issues: The property strategy identifies to seek the most effective way in which unused properties can contribute to the Council's priorities. The Property Programme identifies general aims for Rural Tending to: <ul style="list-style-type: none"> • Promote economic opportunities • Develop Rural infrastructure • Facilitate home building 		
Valuation: Not yet valued.		
Other Issues: None.		
Conclusion: Disposal is feasible.		

Assessed by:	J Wilkinson	
Date:	10 June 2021	
Site 24:	Access Road and Landscaping area, Clacton Road, Weeley	
Reason for consideration: Identified for potential disposal as part of asset rationalisation.		
Location: Land off Clacton Road, Weeley		
Adjoining uses: Highway, Residential		
Planning designation (Current Adopted Plan):		
	Outside Settlement Limits	
Current use: Access road and landscaping area		
Legal constraints: The Access road is publicly maintainable.		
Service usage/issues: The land is of no use for service delivery.		
Request for purchase/lease: NA.		
Corporate Priorities: Public Spaces to be proud of in urban and rural areas Use assets to support priorities		
Property Strategy Issues: The property strategy identifies to seek the most effective way in which unused properties can contribute to the Council's priorities. The Property Programme identifies general aims for Rural Tending to: <ul style="list-style-type: none"> • Promote economic opportunities • Develop Rural infrastructure • Facilitate home building 		
Valuation: Not yet valued.		
Other Issues: None.		
Conclusion: Disposal is feasible.		

Assessed by:	J Wilkinson
Date:	10 June 2021
Site 25:	Allotments to the rear of Colchester Road, Wix
Reason for consideration: Identified for potential disposal as part of asset rationalisation.	
Location: Land rear of residential properties on Colchester Road, Wix	
Adjoining uses: Residential, Agricultural	
Planning designation (Current Adopted Plan):	
Outside Settlement Limits	
Current use: Allotments	
Legal constraints: The land is currently the subject of a lease in favour of the Parish Council for a nominal rent.	
Service usage/issues: Due to the nature of allotments, it is unlikely this land could be used for development.	
Request for purchase/lease: NA	
Corporate Priorities: Public Spaces to be proud of in urban and rural areas Supporting physical activity and wellbeing Use assets to support priorities	
Property Strategy Issues: The property strategy identifies to seek the most effective way in which unused properties can contribute to the Council's priorities. The Property Programme identifies general aims for Rural Tending to: <ul style="list-style-type: none"> • Promote economic opportunities • Develop Rural infrastructure • Facilitate home building 	
Valuation: Not yet valued.	
Other Issues: None.	
Conclusion: Disposal is feasible.	