

Assessment of Disposal Feasibility

Assessed by:	Andy Wite
Date:	22 December 2023
Site:	11 Windmill Road Bradfield
Reason for consideration: Property condition.	
Location: 11 Windmill Villas Windmill Road Bradfield Manningtree Essex CO11 2QR	
Adjoining uses: Adopted highway to the front. Private dwellings to either side. Farmland at the rear.	
Planning designation (Current Adopted Plan):	
Inside Settlement Limits	No specific designations
Current use: Vacant: Social housing property currently void pending structural repairs.	
Legal constraints: None identified – To be reviewed as part of procedures.	
Service usage/issues: The property is a three bedroomed semi-detached Airey house in need of substantial repair works. Housing budgets and officers are subject to high demand and the option to dispose must be considered practical.	
Request Transfer: None.	
Corporate Priorities: Pride in our area and services to residents Championing our local environment Financial Sustainability and Openness	
Property Strategy Issues: The Property Strategy seeks to identify sites for development and to invest in the housing stock.	
Valuation: To be obtained	
Other Issues: Various regulatory and legislative changes are placing demands on financial and staff resources. Options Appraisal is attached.	
Conclusion: Disposal is feasible	