

**DECISION NOTICE OF AN INDIVIDUAL MEMBER OF GWYNEDD
COUNCIL CABINET**

DATE OF DECISION 26 February 2025

DATE DECISION PUBLISHED 03 March 2025

DATE DECISION WILL COME INTO FORCE and implemented,
unless the decision is called in, in accordance with section 7.25
of the Gwynedd Council Constitution **10 March 2025**

CABINET MEMBER NAME AND TITLE

Councillor Paul Rowlinson
Housing and Property Cabinet Member

SUBJECT - Disposal of the Council's interest in a plot of land in Pwllheli Outer Harbour.

DECISION

Disposal of the Council's freehold interest in a parcel of land located in Pwllheli Outer Harbour on terms and conditions to be determined by the Head of the Housing and Property Department.

REASON WHY THE DECISION IS NEEDED

Please see attached Officer Report.

DECLARATIONS OF PERSONAL INTEREST AND ANY RELEVANT DISPENSATIONS APPROVED BY THE COUNCIL'S STANDARDS COMMITTEE

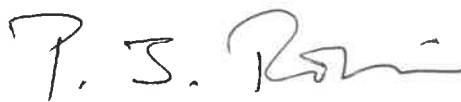
None

ANY CONSULTATIONS UNDERTAKEN PRIOR TO MAKING THE DECISION

Consultation with
Gwynedd Council Statutory Officers

The results of the consultations are reported upon in the attached report.

**DECISION NOTICE OF AN INDIVIDUAL MEMBER OF GWYNEDD COUNCIL
CABINET – OFFICER REPORT**

Name and title of Cabinet Member/s:	Councillor Paul Rowlinson
Name and title of Report Author :	Gethin Jones (Senior Estates Surveyor)
Date of Decision :	26/02/2025
Signature of Cabinet Member/s :	

Subject :

Disposal of the Council's interest in a plot of land in Pwllheli Outer Harbour.

Recommendation for the Decision :

Disposal of the Council's freehold interest in a parcel of land located in Pwllheli Outer Harbour on terms and conditions to be determined by the Head of the Housing and Property Department.

Reason why Decision is needed :

In accordance with the Council's Constitution, a Decision is required to dispose of property when its value is above £25,000 and not on the open market.

Reason and justification behind the Decision :

The traditional method of securing the best value for assets in accordance with section 123 of the Local Government Act 1972 is through advertising on the open market to ensure the best price and transparency.

In the case of this property, the site has already been leased to a tenant on a long-term ground lease and the Council has received an application from the tenant to own the freehold title.

As such, the tenant is willing to pay an element of premium in order to combine their lease and the freehold title. If the Council were to offer the site on the open

market subject to the existing lease, the existence of the lease will limit the value that a third party would be willing to pay for the site.

There is no intention to dispose of the property for less than the market value.

Declarations of personal interest by any Cabinet Member consulted with and any relevant dispensations approved by the Standards Committee :

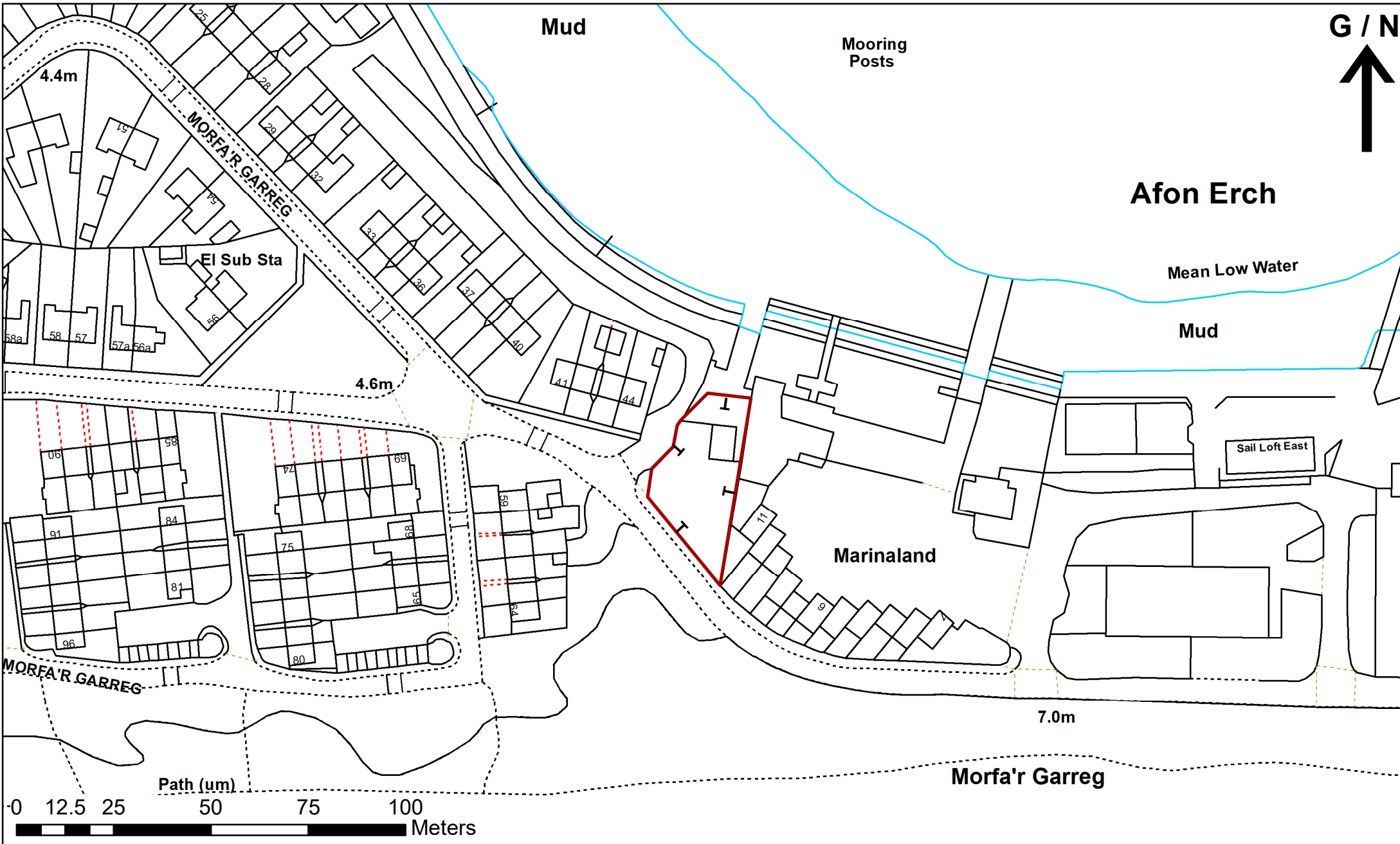
None.

Any consultations undertaken prior to making the decision :

Head of Finance – “Since there is no intention to dispose for less than market value, I have no objection to the decision sought.”

Monitoring Officer – “I am satisfied with the propriety of the proposal in terms of the requirements of Section 123 of the Local Government Act 1972. I can also confirm that the value is above the delegated powers for officers and appropriate for decision by a Cabinet member.”

Local Member (Councillor Hefin Underwood) – I have no objections to this



Cynllun: Transfer to Emyr Hughes
Plan:

Graddfa / Scale @ A4:
 1:1,250

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Dyddiad: 27/06/2024
Date: