



Cabinet Office

# Transparency Report

Government's land and property disposals in 2017/18 and retrospective reporting for 2016/17

January 2019





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## **Transparency Report**

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## Introduction

The disposal of surplus government owned property is an important part of the Government's drive to improve its estate management and create an efficient, fit-for-purpose and sustainable estate that meets future needs. This means disposing of surplus land and buildings in a way that delivers value for the taxpayer, boosts growth and delivers new homes. The Government has committed to freeing up land with capacity for at least 160,000 homes by 2020 and raising at least £5 billion from land and property disposals by 2020.

Transparency of data is important. Tools such as the Government Property Finder website<sup>1</sup> make it easier for anyone to search and map the Government estate, including land and property for sale and to let.

The publication of last year's Transparency Report<sup>2</sup> provided comprehensive information on the commercial terms of Government land and property disposals in one place. This second edition of the Transparency Report continues the commitment to keeping this information available in the public domain. This report discloses details of all commercial sales of Central Government surplus land over the financial year 2017/18, along with any sites sold in the financial year 2016/17 that have been reported after publication of last year's Transparency Report.

The Transparency Report aims to increase accountability to the taxpayer on how land and property disposals are supporting Government to achieve value for money for the public purse.

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<sup>1</sup> Government Property Finder: <https://www.gov.uk/find-government-property>

<sup>2</sup> Transparency Report 2017: <https://www.gov.uk/government/publications/sales-of-government-assets>

## Policy context

A new Government Estate Strategy was published in July 2018. This strategy will transform how we use land and property – away from the opportunistic realisation of savings, to a more proactive approach that considers property as a platform for the delivery of government's wider objectives.

It sets out measures to continue reducing the running costs of the Government estate, generate sales receipts, and continue releasing surplus land to stimulate house building. This Estate Strategy also sets out the Government's ambition to assess the wider social and economic benefits of land disposals and promote sustainable estate management through consideration of whole life cost. It also reaffirmed the Government's commitment to generating £5 billion in surplus land receipts by 2020.

Since the last Estates Strategy in 2014 over £2 billion has been generated in sales receipts and £300 million has been saved in annual running costs.



## Land sales headlines

Sales of surplus Government land and property between April 2017 and March 2018 have generated £0.75 billion from 401 sites. Added to the receipts generated in the first two years of the Land Disposals programme sales have generated £2.48 billion since April 2015 from 1,537 sites.

There were 535 site disposals in 2015/16 which generated £1.064 billion in receipts. Including retrospective reporting there were 599 sales in 2016/17 which generated £0.66 billion in receipts. These are the gross sales values.

In addition to disposals within the United Kingdom listed within this report, Departments are also continuously working to deliver a more efficient estate overseas. The Foreign and Commonwealth Office raised £448.9 million in 2017/18 through the sale of eight sites.

## Details of assets sold

### Department of Health and Social Care

The Department of Health and Social Care (DHSC), NHS Property Services and NHS Trusts and Foundation Trusts have disposed of 113 surplus sites between April 2017 and March 2018, generating £266 million in receipts from unconditional sales. Last year we published that DHSC generated £439 million from the disposal of 301 surplus sites between April 2015 and March 2017. Since then DHSC has reported a further £47 million in sales for the financial year 2016/17. Over the first three years of the land disposals programme DHSC has generated a total of £752 million.

In 2016, DHSC commissioned a review by Sir Robert Naylor to examine how the NHS can make the best use of its estate to support the NHS's Five Year Forward View. The review was published in March 2017 and highlights the opportunities available to support Sustainability and Transformation Partnerships (STPs) and optimise the use of NHS land and buildings. In January 2018, the Government published its detailed response to Sir Robert's review, setting out measures to modernise the NHS estate. The response included a commitment to raising £3.3 billion of additional capital from the disposal of surplus land, together with additional government funds of £3.9 billion over the next five years, supplemented by private finance (where it represents value for money). Between the March 2017 and November 2018 Budget, additional capital of £1.4 billion has been announced to support STPs.

Land/ property name	Size of land area (hectares)	Freehold or Leasehold	Date receipt claimed	Conditional or unconditional contract	Method of disposal	Sold receipt value	Overage/clawback details included as part of the sale
Former Middleton-in-Teesdale Ambulance station, Masterman Place, DL12 0ST	0.02	Freehold	01/04/2017	Unconditional	Private treaty	£75,000	No
Herbert Minton Building, 70 London Road, Stoke on Trent	0.13	Freehold	03/04/2017	Unconditional	Informal Tender	£380,000	Yes
Carbis Bay Ambulance Station, Trewartha Estate St Ives, TR26 2TQ	0.07	Freehold	08/04/2017	Unconditional	Auction	£175,000	No
Coppins Court, Coppins Road, Clacton-on-Sea	0.91	Freehold	10/04/2017	Conditional to unconditional	Private Treaty	£665,000	Yes
37-39 Mulfords Hill, Tadley, RG26 3HX	0.14	Freehold	18/04/2017	Conditional to unconditional	Private Treaty	£750,000	No
15-16 Daisybank & Garage, Quernmore Road, Lancaster, LA1 3JW	n/a	Freehold	27/04/2017	Conditional to unconditional	Auction	£260,770	Yes

Land/ property name	Size of land area (hectares)	Freehold or Leasehold	Date receipt claimed	Conditional or unconditional contract	Method of disposal	Sold receipt value	Overage/clawback details included as part of the sale
Cherry Tree Hospital - Administration Block, Dialstone Lane, Great Moor, Stockport	0.18	Freehold	27/04/2017	Conditional to unconditional	Auction	£500,545	Yes
Marmaduke Health Centre, Hull, HU3 3BH	0.29	Freehold	27/04/2017	Conditional to unconditional	Auction	£125,426	Yes
Wandle Valley Health Centre, Mitcham, Surrey, CR4 4AX	0.04	Freehold	27/04/2017	Conditional to unconditional	Auction	£590,661	Yes
Laudon House, 17 East Gate, Sleaford NG34 7DW	0.11	Freehold	01/05/2017	Unconditional	estate agent	£275,000	No
Spilby Ambulance Station, Main Road, Hundleyby, Spilsby, PE23 5LP	0.05	Freehold	03/05/2017	Unconditional	Public auction	£40,000	No
23 Oldfield Lane South, Greenford, UB6 9LF	0.12	Freehold	05/05/2017	Unconditional	Auction	£2,000,341	Yes
POSTERN HOUSE, CHERRY ORCHARD, MARLBOROUGH, SN8 4AS	1.04	Freehold	08/05/2017	Conditional to unconditional	Private Treaty	£1,258,352	No
Shrub End Clinic, Icen Way, Colchester, CO2 9BY	0.18	Freehold	10/05/2017	Unconditional	Priority Purchaser	£420,000	Yes
Guisborough General Hospital - Challoner Building, Guisborough, TS14 6DD	0.29	Freehold	12/05/2017	Conditional to unconditional	Informal Tender	£345,543	Yes
Westvale Clinic, Liverpool, L32 0TZ	0.22	Freehold	18/05/2017	Conditional to unconditional	Auction	£152,815	Yes
Underleaf,13 Bodbush road Coleford GL16 8DN	0.02	Freehold	19/05/2017	Unconditional	Private treaty	£145,000	No
41 Kingsholm Road, Southmead, Bristol, BS10 5LJ	0.13	Freehold	24/05/2017	Unconditional	Auction	£210,000	No
158 Foxley Lane, Purley, CR8 3NF	0.14	Freehold	25/05/2017	Unconditional	Auction	£1,100,000	No
Domus Nursing Home, 27 Inglemere Rd, Forest Hill, London SE23 2BB	0.15	Freehold	25/05/2017	Unconditional	private treaty	£2,130,000	No
THE MEADOWS, KNAPHILL, BAGSHOT ROAD, WOKING SURREY, GU21 2RP	0.5	Freehold	30/05/2017	Conditional to unconditional	Private Treaty	£2,925,000	No
Barnsley Road, Pontefract, WF9 3NR	0.3	Freehold	31/05/2017	Unconditional	Private treaty	£245,000	No

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Land/ property name	Size of land area (hectares)	Freehold or Leasehold	Date receipt claimed	Conditional or unconditional contract	Method of disposal	Sold receipt value	Overage/clawback details included as part of the sale
18 Old Oak Road, London, W3 7HQ	0.02	Freehold	09/06/2017	Unconditional	Informal Tender	£875,000	No
Eastwood Clinic, Nottingham Road, Eastwood, NG16 3GL	0.06	Freehold	23/06/2017	Conditional to unconditional	Auction	£57,517	Yes
22 Lyndhurst Road BN11 2DH	0.24	Freehold	30/06/2017	Unconditional	Informal Tender	£1,775,000	Yes
296 Drayton High Road Norwich NR6 5BJ	0.08	Freehold	13/07/2017	Unconditional	Auction	£296,000	No
Stoke Ambulance Station, HILTON ROAD ST4 6RR	0.7	Freehold	17/07/2017	Conditional to unconditional	informal tender	£880,210	No
13 Moorland Road, Par, Cornwall, PL24 2PA	0.13	Freehold	20/07/2017	Unconditional	Private treaty	£210,500	No
Hawes Down Clinic, Hawes Lane, West Wickham	0.12	Freehold	24/07/2017	Unconditional	Informal Tender	£13,349	Yes
Horncastle, Ambulance Station, Mareham Road, Horncastle, LN9 6PH	0.1	Freehold	25/07/2017	Unconditional	Private Treaty	£100,000	No
Mill Lodge, Mill Lane Kegworth Derbyshire DE74 2EJ	0.71	Freehold	27/07/2017	Conditional to unconditional	Private Treaty	£1,500,000	No
6 Blackcroft Close, Swinton, Manchester, M27 ONG	0.06	Freehold	17/08/2017	Conditional to unconditional	Private treaty	£140,588	Yes
Battle Hospital, Portman Road, Reading, RG30 1AH	1.17	Freehold	22/08/2017	Unconditional	Joint sale	£3,205,096	Yes
Darfield CMHT Church Street, Barnsley, S73 9LG	0.09	Freehold	22/08/2017	Unconditional	Private Treaty	£80,000	No
Rosl Berkshire & Battle Hospital, Portman Road, Reading, RG30 1AG	1.4	Freehold	22/08/2017	Unconditional	Joint sale	£5,011,070	Yes
Valentia Close RG30 1DQ	0.47	Freehold	22/08/2017	Unconditional	Joint sale	£1,283,834	Yes
Grasmere Street Health Centre, Grasmere Street, Leigh, Lancashire	0.29	Freehold	23/08/2017	Conditional to unconditional	Informal Tender	£215,000	Yes
Cricket Field Grove, Crowthorne, Berkshire, RG45 7ES	2.09	Freehold	01/09/2017	Conditional to unconditional	Private Treaty	£7,810,796	No

Land/ property name	Size of land area (hectares)	Freehold or Leasehold	Date receipt claimed	Conditional or unconditional contract	Method of disposal	Sold receipt value	Overage/clawback details included as part of the sale
22 Tonbridge Road, Pembury, TN2 4QL	0.4	Freehold	06/09/2017	Unconditional	Private Treaty	£1,040,251	No
South Moor Hospital, Middles Road, South Moore Stanley, DH9 6AG	2.02	Freehold	13/09/2017	Conditional to unconditional	Private Treaty	£405,000	No
Midhurst Ambulance Station, Bepton Road, Midhurst, West Sussex, GU29 9HQ	0.02	Freehold	18/09/2017	Unconditional	Informal Tender	£527,000	Yes
Garforth Clinic, Lidgett Lane, Garforth, Leeds, LS25 1LJ	0.19	Freehold	19/09/2017	Unconditional	Informal Tender	£362,000	No
Holiday Club, 45 Romsey Road SO22 5DG	0	Freehold	22/09/2017	Unconditional	Private sale - joint disposal	£0	Yes
West Hill House, 47 Romsey Road SO22 5DG	0.04	Freehold	22/09/2017	Unconditional	Private sale	£1,100,000	Yes
Birmingham Dental Hospital, St Chads Queenway, Aston, Birmingham, B4 6NN	0.5	Freehold	28/09/2017	Conditional to unconditional	Priority Purchaser	£3,000,000	Yes
11 Station Road, Maidstone ME14 1QH	0.06	Freehold	04/10/2017	Conditional to unconditional	Private Treaty	£950,000	Yes
75 Hanley Road London N4 3DQ	0.05	Leasehold	09/10/2017	Unconditional	Auction	£1,270,000	No
Hazel Grove Station, Beech Avenue Hazel Grove Stockport SK7 4QP	0.07	Freehold	09/10/2017	Unconditional	Private treaty	£65,000	No
Horden Clinic, Blackhilss Road, Horden, Peterlee, SR8 4LQ	0.04	Freehold	12/10/2017	Conditional to unconditional	Private treaty	£40,000	Yes
Carr Hill Clinic, Carr Hill Road, Carr Hill, Gateshead, NE9 5LS	0.07	Freehold	24/10/2017	Unconditional	Private Treaty	£86,503	Yes
Kingsley Green Harper Lane Shenley Radlett Hertfordshire Wd7 9Hq	93.66	Freehold	30/10/2017	Conditional to unconditional	Private Treaty	£31,643,219	Yes
Stoney Ridge Hospital, Stoney Ridge Road, Bingley BD16 1UL	0.8	Freehold	10/11/2017	Unconditional	Informal Tender	£809,500	Yes
Legrave Clinic, High Street, Luton, LU4 9JZ	0.16	Freehold	13/11/2017	Unconditional	Informal Tender	£525,000	Yes
31 Sutton Drive, Chester, CH2 2HN	0.03	Freehold	23/11/2017	Conditional to unconditional	Auction	£162,648	Yes

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33 Sutton Drive, Chester, CH2 2HN	0.03	Freehold	23/11/2017	Conditional to unconditional	Auction	£162,648	Yes
Sedlescombe Road North, St Leonards on Sea, TN37 7EJ	0.03	Freehold	23/11/2017	Conditional to unconditional	Auction	£165,575	Yes
Unit 33B Escomb Road, Bishop Auckland, DL14 6HT	0.21	Freehold	24/11/2017	Conditional to unconditional	Private Treaty	£80,000	No
Former Barnard Castle Ambulance Station, Victoria Road, Barnard Castle DL12 8HW	0.04	Freehold	28/11/2017	Unconditional	Private Treaty	£120,000	No
Acomb Day Psychiatric Services, 126 Acomb Road, York, YO24 4EY	0.04	Freehold	08/12/2017	Unconditional	Informal Tender	£425,250	Yes
Cheyne Lodge, The Gate Lodge, 1 Golden Lane, West Wickham, BR4 9RD	0.06	Freehold	12/12/2017	Conditional to unconditional	Auction	£360,344	Yes
1,2,3, and 4 Enright Close Newark Nottinghamshire NG24 4EB	0.08	Freehold	18/12/2017	Unconditional	Open market	£900,000	No
Pine Lodge, 79 Liverpool Road, Chester, CH2 1AW	0.48	Freehold	20/12/2017	Conditional to unconditional	Private treaty	£844,427	No
Bradbury Day Care Centre, Oldbury, Worcestershire, B68 8DG	0.07	Freehold	21/12/2017	Unconditional	Informal Tender	£480,000	Yes
Mulberry Centre, Emily Jackson Close, off Eardley Road, Sevenoaks, TN13 1XH	0.25	Freehold	21/12/2017	Conditional to unconditional	Private treaty	£1,250,000	No
South Lodge, Connolly Way, 9 College Lane, Chichester PO19 6PQ	0.1	Freehold	21/12/2017	Unconditional	Private Treaty	£461,506	Yes
Cowley Hill Lane Site, The Elms, St Helens, WA10 2AP	1.18	Freehold	22/12/2017	Unconditional	Informal Tender	£825,000	Yes
Old Newton Community Hospital, Bradlegh Road, Newton-Le-Willows, WA12 8RB	2.04	Freehold	22/12/2017	Unconditional	Informal Tender	£475,000	Yes
Royal National Hospital for Rheumatic Diseases, Upper Borough Walls Bath, BA1 1RL	7	Freehold	01/01/2018	Unconditional	Informal Tender	£19,000,000	No
Elizabeth Dibben Centre, Pinehill Road, Bordon, GU35 0BS	0.2	Freehold	05/01/2018	Unconditional	Open market	£506,000	No
The Spring, 18 Tonbridge Road, Pembury, TN2 4QL	0.26	Freehold	10/01/2018	Unconditional	Private Treaty	£800,000	No

Land/ property name	Size of land area (hectares)	Freehold or Leasehold	Date receipt claimed	Conditional or unconditional contract	Method of disposal	Sold receipt value	Overage/clawback details included as part of the sale
1 Ellys Rd, Coventry, CV1 4EW	0.02	Freehold	16/01/2018	Conditional to unconditional	Auction	£275,779	Yes
Woking Community Hospital, Heathside Road, Woking, Surrey, GU22 7HS	2.48	Freehold	17/01/2018	Conditional to unconditional	Priority Purchaser	£270,000	Yes
Clayton Hospital Northgate Wakefield West Yorkshire WF1 3JS	1.85	Freehold	19/01/2018	Unconditional	Private Treaty	£1,250,000	Yes
Sutton Hospital Plot 1, Cotswold Road, Sutton, Surrey, SM2 5NF	2.2	Freehold	19/01/2018	Unconditional	Negotiated solus transaction	£14,100,000	Yes
St Andrews Counselling & Psychotherapy Unit, 59 Huntington Road, York, YO31 8RL	0.04	Freehold	22/01/2018	Conditional to unconditional	Informal Tender	£551,251	Yes
Naseberry Court, Merriam Close, Larkshall Road, Chingford E4 9JQ	1.2	Freehold	26/01/2018	Unconditional	Private Treaty	£8,085,000	Yes
Nelson Road Surgery, 105 Nelson Road, Gillingham, ME7 4LT	0.05	Freehold	29/01/2018	Conditional to unconditional	Auction	£157,559	Yes
The Elms, 50 Cowley Hill Lane, WA10 2AW	0.07	Freehold	29/01/2018	Unconditional	Private sale	£320,000	No
Shooters Hill Radio transmitter site, Stoney Alley, Shooters Hill, London, SE18 3RZ	0.02	Freehold	30/01/2018	Unconditional	Public auction	£72,660	No
35 Dovecote Lane, Beeston, NG9 1HR	0.11	Freehold	31/01/2018	Unconditional	Open market	£800,000	No
Former Ambulance Station, Northgate Street, Great Yarmouth, NR30 1BU	0.13	Freehold	02/02/2018	Unconditional	Informal Tender	£59,615	Yes
Northgate Hospital Northgate Street Great Yarmouth NR30 1BU	2.2	Freehold	02/02/2018	Unconditional	Open market	£675,000	Yes
282 Haunch Lane, Kings Heath, Birmingham,	0.92	Freehold	05/02/2018	Unconditional	Informal Tender	£804,000	Yes
Reedley Hall Child Development Centre, Burnley, BB10 2LW	1.48	Freehold	05/02/2018	Unconditional	Priority Purchaser	£550,000	Yes
Reedley Lodge, Burnley, BB10 2LW	1.48	Freehold	05/02/2018	Unconditional	Priority Purchaser	0	Yes
Stacey Drive, Kings Heath, Birmingham, B13 0QS	0.23	Freehold	05/02/2018	Conditional to unconditional	Informal Tender	£221,000	Yes

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Birdwell Clinic Sheffield Road, Barnsley, S70 5TF	0.12	Freehold	09/02/2018	Unconditional	Private Treaty	£153,500	No
3 Ombersley Rd, Bedford, MK42 9JX	0.03	Freehold	14/02/2018	Unconditional	Formal tender	£285,000	No
Colyers Lane Clinic, 90 Colyers Lane, Erith, Kent, DA8 3NZ	0.05	Freehold	15/02/2018	Unconditional	Auction	£432,500	No
Castleford Normanton & District Hospital Lumley Street, Castleford, WF10 5LT	4.7	Freehold	19/02/2018	Conditional to unconditional	Informal tender	£2,000,085	Yes
Bromley North Clinic, 23 Station Road, Bormley, Kent, BR1 3LP	0.06	Freehold	28/02/2018	Conditional to unconditional	Priority Purchaser	£1,050,000	Yes
Kingsmead, Derby, DE1 3SX	0.032	Freehold	28/02/2018	Conditional to unconditional	Priority Purchaser	£165,000	Yes
84 Whitecotes Lane, Walton, S40 3HW	1.5	Freehold	28/02/2018	Unconditional	Priority Purchaser	£976,452	Yes
St Georges Hospital, 117 Suttons Lane, Hornchurch, Essex, RM12 6RS	11.8	Freehold	02/03/2018	Conditional to unconditional	Informal Tender	£42,970,657	Yes
St Olaves Nursing Home, London, SE16 2TL	0.3	Freehold	09/03/2018	Conditional to unconditional	Informal Tender	£8,300,000	Yes
Gravesham Community Hospital, Bath Street, Gravesend, DA11 0DG	1.64	Freehold	13/03/2018	Conditional to unconditional	Private Treaty	£2,300,000	Yes
Shildon Health Centre, Church Street, DL4 1DU	0.081	Freehold	15/03/2018	Conditional to unconditional	Auction	£100,806	Yes
Twig Lane Clinic, Liverpool, L36 2LE	0.11	Freehold	15/03/2018	Conditional to unconditional	Auction	£167,558	Yes
15 - 16 Church Street, Paignton, Devon, TQ3 3AF	0.04	Freehold	16/03/2018	Conditional to unconditional	Private treaty	£282,000	No
Hydrotherapy Pool, Balderton, Newark, Notts, NG24 3JR	0.15	Freehold	20/03/2018	Unconditional	Formal Tender	£100,000	No
Collingwood Road, Witham, Essex, CM8 2TT	0.49	Freehold	22/03/2018	Conditional to unconditional	Informal Tender	£5,285,000	Yes
Whitfield Rural Activities Centre , Poundbury Road, Dorset, DT2 9SL	1.14	Freehold	22/03/2018	Unconditional	Private Treaty	£313,000	Yes



Land/ property name	Size of land area (hectares)	Freehold or Leasehold	Date receipt claimed	Conditional or unconditional contract	Method of disposal	Sold receipt value	Overage/clawback details included as part of the sale
Heanor Health Centre, Wilmot Street, Heanor, DE75 7EZ	0.22	Freehold	23/03/2018	Unconditional	Public auction	£250,000	No
Southwold Hospital, Fieldstile Road, Southwold, IP18 6LD	0.17	Freehold	26/03/2018	Conditional to unconditional	Informal Tender	£935,000	Yes
Thames View Health Centre, Barking, IG11 0LG	0.18	Freehold	26/03/2018	Conditional to unconditional	Informal Tender	£1,850,000	Yes
Fulbeck Grange, Fulbeck Lane, Morpeth, NE61 3JU	2.36	Freehold	27/03/2018	Unconditional	Private Treaty	£1,150,000	No
St Ann's Hospital St Ann's Road London N15 3TH	7.24	Freehold	27/03/2018	Unconditional	Contract	£53,000,000	Yes
Clitheroe Community Hospital, Chatburn Road Clitheroe BB7 4JX	2.02	Freehold	28/03/2018	Conditional to unconditional	Informal Tender	£3,063,000	Yes
Land at Greenwich Avenue, Hull, HU9 4UX	0.28	Freehold	29/03/2018	Unconditional	Private treaty	£140,000	No
Homeopathic Hospital, 41 Church road Tunbridge Wells, TN1 1JU	0.25	Freehold	29/03/2018	Conditional to unconditional	Private treaty	£2,700,000	Yes
White Horse View, Copperclay Walk, Easingwold, YO61 3QN	1.08	Freehold	29/03/2018	Unconditional	Informal Tender	£2,200,000	Yes
Wotton Under Edge Clinic, 2 Gloucester Street, Adjacent to Symm Lane, Wotton-under-Edge, Gloucestershire GL12 7DN	0.03	Freehold	29/03/2018	Unconditional	Private Treaty	£376,000	Yes
Ash Court, North Tyneside General Hospital, North Shields, Tyne & Wear, NE29 8NH	0.25	Freehold	31/03/2018	Unconditional	Private Treaty	£250,000	No
<b>Retrospectively reported sales for Financial Year 2016/17</b>							
151 Sydney Street, London, SW3 6NT	0.2	Freehold	30/09/2016	Unconditional	Private Treaty	£24,000,000	No
38 Acre Street, Huddersfield, HD3 3DY	0.02	Freehold	11/05/2016	Unconditional	Private Treaty	£123,500	No
44 Parkfield Drive, Taunton, TA1 5BT	0.06	Freehold	27/03/2017	Unconditional	Private Treaty	£225,000	No
Bridge House & Cherry Trees, Mayors walk, Pontefract, WF8 2RR	0.16	Freehold	22/11/2016	Unconditional	Private Treaty	£275,000	No

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Land/ property name	Size of land area (hectares)	Freehold or Leasehold	Date receipt claimed	Conditional or unconditional contract	Method of disposal	Sold receipt value	Overage/clawback details included as part of the sale
Canterbury Ambulance Station, Old Ruttington Land, Canterbury, Kent, CT1 1NY	0.12	Freehold	18/05/2016	Conditional to unconditional	Informal Tender	£950,000	Yes
Cheltenham General Hospital 1 & 2 College Lawn, Cheltenham	0.26	Freehold	18/05/2016	Conditional to unconditional	Informal Tender	£2,790,056	Yes
Fareham Ambulance Station, Highlands Road, Fareham, Hants, PO15 6JP	0	Freehold	01/03/2017	Unconditional	Tender	£348,000	No
Horbury Health Centre, 2a Westfield Rd, Horbury, Wakefield, WF4 6LL	0.12	Freehold	25/11/2016	Unconditional	Private Treaty	£305,999	No
Land at Ashfield House, Thornton Road, BD13 3LN	0.52	Freehold	20/12/2016	Unconditional	Informal Tender	£176,000	Yes
Leagrave Lodge, 91 Leagrave High Street, Luton, LU4 9JZ	0.1	Freehold	16/01/2017	Unconditional	Private Treaty	£300,000	No
15 Margaret Street. Wakefield WF1 2DQ	0.13	Freehold	16/02/2017	Unconditional	Private Treaty	£496,219	No
Morland Lodge 6 Morland Road, Croydon, CR0 6NA	0.2	Freehold	25/11/2016	Unconditional	Private Treaty	£1,200,000	No
Syston Ambulance Station, Melton Road, Syston, Leicestershire, LE7 2BE	1.47	Freehold	09/11/2016	Unconditional	Informal Tender	£1,600,000	No
Sutton Hospital, Cotswold Road, Sutton, Surrey, SM2 5NF	1.6	Freehold	21/03/2017	Unconditional	Negotiated solus transaction	£14,000,000	Yes

## Ministry of Defence

Ministry of Defence has disposed of 22 sites between April 2017 and March 2018, which generated £173.3 million in receipts. Over the first three years of the Land Disposals Programme the Ministry of Defence has generated £610 million through the sale of 83 sites. The disposals are part of MODs intent to optimise the use of the defence estate, as more latterly outlined in the Better Defence Estate Strategy, published in November 2016. This is to support military capability by providing a smaller but better estate for the armed forces and their families out to 2040 and beyond. This long term plan will support the Strategic Defence and Security Review 2015 undertaking to reduce the size of the defence built estate by 30%.

Land/ property name	Size of land area (hectares)	Freehold or Leasehold	Date receipt claimed	Conditional or unconditional contract	Method of disposal	Sold receipt value	Overage/clawback details included as part of the sale
Rhine Barracks (Corunna 1 & 2) Alison's Road, GU11 2AX	2.93	Freehold	07/04/2017	Unconditional	LSDP	£22,745,000	Yes
Aldershot Garrison Officers Mess, Hospital Road, GU11 1RG	1.7	Freehold	16/05/2017	Unconditional	LSDP	£1,920,000	Yes
Yantlet Demolition Range, Yantlet Range, ME3 0BG	155.16	Freehold	30/06/2017	Unconditional	Informal Tender	£150,000	No
Princess Royal Barracks Phase 2, Deepcut Bridge Road, GU16 6RW	6.08	Freehold	03/07/2017	Unconditional	LSDP	£18,000,000	Yes
GPSS Plumley - Area to West of Plumley Cheadle Lane, WA16 9SN	0.37	Freehold	26/07/2017	Unconditional	Private Treaty	£18,500	No
Prince Phillip Barracks Phase 2, Bordon Garrison, GU35 9QE	5.4	Freehold	27/07/2017	Unconditional	LSDP	£11,416,535	Yes
Salisbury Plain Training Area - Salisbury Plain Electric Substation adjacent 556, SN9 6AR	0.26	Freehold	11/08/2017	Unconditional	Private Treaty	£6,000	Yes
Powys Volunteer Estate - Knighton Cadet Centre The Drill Hall, Bowling Green Lane, LD7 1DR	0.04	Freehold	16/08/2017	Unconditional	Informal Tender	£90,000	No
Rhine Barracks (Corunna 3 & 4) ,Alison's Road, GU11 2AX	9.12	Freehold	29/09/2017	Unconditional	LSDP	£36,000,000	Yes
Inglis Barracks FY17, Bittacy Hill, NW7 1PX	6.82	Freehold	29/09/2017	Unconditional	LSDP	£18,588,282	Yes
Salisbury Plain Training Area - Court Farm Church Street, SN8 3BT	12.3	Freehold	20/10/2017	Unconditional	Private Treaty	£960,000	Yes
Hazebrouck Barracks FY17 (Parcel K) Biggs Lane, RG2 9NJ	0.04	Freehold	31/10/2017	Unconditional	LSDP	£1,803,000	No

## Transparency Report

Land/ property name	Size of land area (hectares)	Freehold or Leasehold	Date receipt claimed	Conditional or unconditional contract	Method of disposal	Sold receipt value	Overage/clawback details included as part of the sale
<b>Strathclyde Volunteers Estate, 22 Queen Elizabeth Avenue, Hillington Park, Glasgow, G52 4NQ</b>	1.78	Freehold	21/11/2017	Unconditional	Private Treaty	£152,000	No
<b>JSCS Donnington Station Road, TR2 8JT</b>	0.02	Freehold	24/11/2017	Unconditional	Private Treaty	£500	Yes
<b>Hazebrouck Barracks FY17 (Parcel U2) Arborfield, RG2 9NJ</b>	1.61	Freehold	30/11/2017	Unconditional	LSDP	£6,567,000	Yes
<b>Kent Volunteer Estate - Sandwich ACF Quay Lane, CT13 9EN</b>	0.05	Freehold	30/11/2017	Unconditional	Informal Tender	£330,000	No
<b>Inglis Barracks Bittacy Hill, NW7 1PX</b>	2.27	Freehold	31/01/2018	Unconditional	LSDP	£21,785,623	No
<b>Rowcroft Barracks FY17 (Parcel M) Arborfield, RG2 9NJ</b>	0.89	Freehold	01/03/2018	Unconditional	LSDP	£4,000,000	No
<b>Merville Barracks - NAAFI &amp; Abbey Fields Circular Road East, CO2 7JB</b>	1.62	Freehold	05/03/2018	Unconditional	Informal Tender	£2,400,000	Yes
<b>Salisbury Plain Training Area - 30 &amp; 32 Bulford High Street, BA13 4PF</b>	0.19	Freehold	23/03/2018	Unconditional	Private Treaty	£230,000	Yes
<b>Westminster Volunteer Estate 52-54 Davies Street and 56 Davies Street, W1K 5HR</b>	0.02	Long Leasehold	23/03/2018	Unconditional	Lease surrender	£25,000,000	No
<b>Rowcroft Barracks, Gym Building Arborfield, Andover, Berkshire, RG2 9NJ</b>	0.45	Freehold	28/03/2018	Unconditional	LSDP	£1,073,500	No

## Ministry of Justice

The Ministry of Justice sold 35 sites between April 2017 and March 2018, which generated £95.8 million in receipts. It received a further £2.9m from overage payments. Retrospective sales reported for the financial year 2016/17 generated £2.4 million over 8 sites. In the first three years of the programme the Ministry of Justice has generated £152.4 million.

The Prison Estate Transformation Programme is building up to 10,000 modern and decent prison places to replace old, expensive and unsuitable accommodation. HMP & YOI Holloway was officially closed in June 2016 and a Supplementary Planning Document for the site supporting residential development was adopted by Islington Council in January 2018. The site has been marketed and a sale is expected to be announced in 2019; receipts from the sale of the site will form part of overall funding for the Prison Estate Transformation Programme. As outlined in *Fit for the future: transforming the Court and Tribunal Estate*, HM Courts & Tribunals Service (HMCTS) is being modernised through a programme of reform. Court and tribunal buildings that do not have a long-term future will be consulted on for closure. Receipts from the sale of surplus court and tribunal buildings will be reinvested in the modernisation of HMCTS. By disposing of surplus property assets, including courts, prisons, and probation offices as well as the sale of land 'outside the wire' of prisons, MoJ will raise receipts and release land for housing.

Land/ property name	Size of land area (hectares) <sup>3</sup>	Freehold or Leasehold	Date receipt claimed	Type of sale Conditional or Unconditional	Method of disposal	Sold receipt value £	Overage/clawback details included as part of the sale
<b>Probation Office, Worksop Annexe to Newcastle Street, 28 Watson Road, S80 2BE</b>	0.01	Freehold	22/03/2017	Conditional	Auction	£60,000	No
<b>Solihull Magistrates' Court, Homer Road, B91 3RD</b>	0.49	Freehold	27/04/2017	Unconditional	Private treaty	£4,300,000	Yes
<b>Probation Office, Thurrock Five Wells, West Street, Thurrock, Essex</b>	0.13	Freehold	27/04/2017	Unconditional	Auction	£1,225,000	No
<b>Liverpool Community Probation Centre Kirkdale Office, 142/148 Stanley Road, L5 7QQ</b>	0.08	Freehold	30/04/2017	Unconditional	Auction	£290,000	No
<b>Probation Office, Purfleet Quay, Kings Lynn, PE30 1HP</b>	0.13	Freehold	05/05/2017	Unconditional	Auction	£644,000	No
<b>Probation Office, 99-101 Garstang Road, Preston, PR1 1LD</b>	0.29	Freehold	05/05/2017	Unconditional	Auction	£410,000	No
<b>Probation Office, 11 Appleton Gate, Newark, Nottinghamshire NG24 1JR</b>	0.02	Freehold	19/05/2017	Unconditional	Auction	£135,000	No

<sup>3</sup> The land area for some Ministry of Justice sites is provided in square metres (sq m).

## Transparency Report

Land/ property name	Size of land area (hectares) <sup>3</sup>	Freehold or Leasehold	Date receipt claimed	Type of sale Conditional or Unconditional	Method of disposal	Sold receipt value £	Overage/clawback details included as part of the sale
Rhodes Centre Probation Office, 64 Bridge Street Oldham, OL1 1ED	0.25	Freehold	22/05/2017	Unconditional	Auction	£168,000	No
Tottenham Magistrates' Court, Lordship Lane, N17 6RT	0.51	Freehold	26/05/2017	Unconditional	Private	£4,570,000	Yes
Liverpool Community Probation Centre, 180 Falkner Street, Edge Hill, Liverpool, Merseyside, L8 7SX	0.47	Freehold	28/06/2017	Unconditional	Auction	£700,000	No
Probation Office, 14 Market Street, Caernarfon, LL55 1RT	0.01	Freehold	30/06/2017	Conditional	Auction	£170,000	No
Probation Office, Cardiff Community Service Centre, 2a Lewis Street, CF11 6JZ	0.05	Freehold	30/06/2017	Conditional	Auction	£485,000	No
Probation Office, Glendale Terrace, Byker	0.03	Leasehold	07/07/2017	Unconditional	Auction	£150,378	No
63 Jebb Avenue, Brixton, London, SW2 5XH	0.01	Freehold	03/08/2017	Unconditional	Auction	£387,000	No
Waltham Forest Magistrates' Court, Farnan Avenue, London, E17 4NX	0.75	Freehold	07/08/2017	Unconditional	Private treaty	£3,471,040	Yes
Dorking Magistrates' Court The Court House, London Road, Dorking, Surrey, RH4 1SX	0.18	Freehold	10/08/2017	Conditional	Private Treaty	£2,125,000	Yes
Richmond Upon Thames Magistrates' Court, off Parkshot, TW9 2RF	0.25	Freehold	16/08/2017	Unconditional	Private treaty	£9,850,000	Yes
3 Heathfield Square, Wandsworth, SW18 3HY	0.01	Freehold	18/08/2017	Unconditional	Auction	£390,000	No
Probation Office, 26-28 Station Road, Wigston, Leicestershire LE18 2DH	0.12	Freehold	18/08/2017	Unconditional	Auction	£406,000	No
Greenwich Magistrates' Court, Greenwich High Road, London, SE10 8LF	0.42	Freehold	23/08/2017	Unconditional	Private treaty	£12,005,000	Yes
Chester-Le-Street Magistrates' Court, Newcastle Road, Chester-le-Street, DH3 3TX	0.19	Freehold	31/08/2017	Unconditional	Private treaty	£100,000	No
Cirencester Magistrates' Court Police Station, The Forum, Cirencester, Gloucestershire, GL7 2PG	0.10	Freehold	07/09/2017	Unconditional	Private treaty	£450,000	Yes
Rhyl County Court, Clwyd Steet, Rhyl, LL18 3LA	550 m2	Freehold	08/09/2017	Unconditional	Private Treaty	£92,150	Yes

Land/ property name	Size of land area (hectares) <sup>3</sup>	Freehold or Leasehold	Date receipt claimed	Type of sale Conditional or Unconditional	Method of disposal	Sold receipt value £	Overage/clawback details included as part of the sale
15 Long Meadow Hill, Lowdham Grange, NG14 7DB	0.01	Freehold	09/10/2017	Unconditional	Auction	£111,000	No
Holyhead Magistrates' Court, Stanley Street, Holyhead, LL65 1HG	865 m2	Freehold	13/10/2017	Unconditional	Auction	£112,500	No
Neath And Port Talbot County Court, Forster Road, Neath, SA11 3BN	1006 m2	Freehold	13/10/2017	Unconditional	Private Treaty	£250,000	No
5 Alma Terrace, Portland, DT5 1DQ	0.01	Freehold	23/10/2017	Unconditional	Auction	£29,200	No
Ayres End House, Ayres End Lane, Harpenden, Hertfordshire, AL5 1AL	0.79	Freehold	31/10/2017	Unconditional	Private treaty	£2,939,500	No
Dolgellau Magistrates' and Crown Court, Bridge Street, LL40 1AU	549 m2	Freehold	20/11/2017	Unconditional	Private Treaty	£67,509	No
Woolwich County Court, Powis Steet, Woolwich, London, SE18 6JW	0.06	Freehold	22/11/2017	Unconditional	Private Treaty	£2,555,000	Yes
Bow County Court, Romford Road, London, E15 4EG	0.20	Freehold	14/12/2017	Unconditional	Private Treaty	£3,500,000	Yes
Hammersmith Magistrates' and West London County Court 181 Talgarth Rd, London W6 8DN	0.67	Freehold	19/12/2017	Unconditional	Private treaty	£43,000,000	Yes
Probation Office, Wisbech Castle Lodge, 1 Museum Square, Wisbech, Cambridgeshire	0.05	Freehold	19/01/2018	Conditional	Auction	£187,000	No
Llangefni County Court, Glanhwfa Road, Llangefni LL77 7EN	0.04	Freehold	13/03/2018	Unconditional	Auction	£72,000	Yes
Caerphilly Magistrates Court, Mountain Road, Caerphilly, CF83 1HG	0.49	Freehold	23/03/2018	Conditional	Private Treaty	£445,000	Yes
Hemel Hempstead Magistrates' Court Overage Payment HP1 1HF	n/a	n/a	n/a	Overage	Overage	£300,000	Yes
Wandsworth Overage Payment	n/a	n/a	n/a	Overage	Overage	£751,714	Yes
HMP Hollesley – Land at Woodbridge Walk Clawback Payment	n/a	n/a	n/a	Overage	Overage	£18,000	Yes
HMP Swaleside - 4/5 Brabazon Road overage	n/a	n/a	n/a	Overage	Overage	£23,812	Yes

## Transparency Report

Land/ property name	Size of land area (hectares) <sup>3</sup>	Freehold or Leasehold	Date receipt claimed	Type of sale Conditional or Unconditional	Method of disposal	Sold receipt value £	Overage/clawback details included as part of the sale
Former HMP Dorchester, Kingston & Shepton Mallet Overage	n/a	n/a	n/a	Overage	Overage	£1,849,951	Yes
<b>Retrospectively reported disposals in the financial year 2016/17</b>							
Bridgwater Magistrates' Court The Court House, Northgate, Bridgwater, Somerset,TA6 3EU	0.21	Freehold	01/07/2016	Conditional	Private treaty	£167,652	No
Weston Super Mare Magistrates' Court Walliscote Road, Weston Super Mare	0.12	Freehold	08/10/2016	Conditional	Private treaty	£116,078	No
Frome Magistrates' Court Oakfield Road, Frome, Somerset, BA11 4JE	0.12	Freehold	01/12/2016	Conditional	Private treaty	£397,666	No
Bridgend Law Courts, Sunnyside Road, CF31 4AJ	0.49	Freehold	10/03/2017	Unconditional	Private Treaty	£375,000	Yes
Probation Office, Hinckley 35 Station Road, Hinckley, Leicestershire LE10 1AP	0.06	Freehold	15/03/2017	Unconditional	Auction	£195,000	No
Pontypridd Magistrates' Court, Union Street, Pontypridd CF37 1SD	0.29	Freehold	24/03/2017	Unconditional	Private Treaty	£350,000	Yes
Probation Office, Bristol Devon House, 123 Whitehall Road, Bristol, BS5 9BG	0.11	Freehold	28/03/2017	Conditional	Auction	£810,000	No



## Ministry for Housing, Communities and Local Government and Homes England

The Ministry for Housing, Communities and Local Government (MHCLG) and Homes England have undertaken 128 disposals between April 2017 and March 2018, which generated £119.5 million in receipts. Over the first two years of the Land Disposals Programme MHCLG generated £378.3 million, this brings the total over the full three years to £498 million.

In October 2018 Homes England launched their 5-Year Strategic Plan for how they will help more people in England access better homes in the right places. The plan outlines the ambitious new mission and the steps that they will take, in partnership with all parts of the housing industry sector, to respond to the long-term housing challenges facing the country.

Homes England published an update Land Development and Disposal Plan in June 2018 complete with an interactive map. This map shows sites being marketed and/or planned for disposal over the next 12 months. MHCLG is also the lead Government Department for housing policy and Government's commitment to release land for 160,000 new homes by 2020. Homes England enables a range of development across England through varied funding streams, aimed at infrastructure, affordable housing, and land assembly.

Land/ property name	Size of land area (hectares)	Freehold or Leasehold	Date receipt claimed	Conditional or unconditional contract	Method of disposal	Sold receipt value	Overage/clawback details included as part of the sale
Wheat Leasowes East - Common Parts TF1 6AJ	10.06	Freehold	03/04/2017	Unconditional	Negotiated	£1	No
Stubbington parcels PO13 9JY	1.34	Freehold	07/04/2017	Unconditional	Negotiated	£425,000	No
Marksbury Road Residential - Plot 2, BS3 5JQ BS3 5JQ	1.69	Freehold	12/04/2017	Unconditional	Official Journal of the European Union tender	£1,254,700	No
Site 18R Royal Quays, North Shore NE296YJ	0.84	Freehold	20/04/2017	Unconditional	Open market sale	£327,011	No
Alpha Recovery Encroachment, Great Lime Road NE23 7PS	0.15	Freehold	03/05/2017	Unconditional	Negotiated	£1	No
T54 - Plot 2, Telford TF11 9PJ	3.93	Freehold	05/05/2017	Unconditional	Open market sale	£910,000	No
Royal Mill (Long Lease Interests) Disposal Sites - Ancoats, Manchester M4 6JG	0.85	Freehold	10/05/2017	Unconditional	Negotiated	£4,500,000	No
Land at Theatre District, MK9 3GA MK9 3GA	0.12	Freehold	11/05/2017	Unconditional	Negotiated	£20,000	No

## Transparency Report

Land/ property name	Size of land area (hectares)	Freehold or Leasehold	Date receipt claimed	Conditional or unconditional contract	Method of disposal	Sold receipt value	Overage/clawback details included as part of the sale
Site EP181/2 & EP181/2A at North West Industrial Estate SR8 2HY	2.43	Freehold	15/05/2017	Unconditional	Negotiated	£1	No
Land near Church Road at North Shore Development TS18 2SZ	0.24	Freehold	05/06/2017	Unconditional	Negotiated	£1	No
SITE NO.BT.3812/1 ON THE VIKING INDUSTRIAL PARK JARROW IN THE COUNTY OF TYNE AND WEAR NE32 3DP	3.1	Freehold	05/06/2017	Unconditional	Negotiated	£1	No
Tweedmouth Industrial Estate (ONS_16) TD15 2XF	0.41	Freehold	05/06/2017	Unconditional	Negotiated	£30,000	No
Transfer 199 to WBC, part of Land Remain in WBC 007F - CRA WA5 1UH	0.22	Freehold	06/06/2017	Unconditional	Negotiated	£1	No
Transfer 188 to WBC, part of Land Remaining in WBC 010A - CRA WA5 8QL	0.67	Freehold	06/06/2017	Unconditional	Negotiated	£1	No
Transfer 192 to WBC, part of Land Remaining in Warrington 010C - CRA WA5 8QB	1.41	Freehold	06/06/2017	Unconditional	Negotiated	£1	No
Transfer 195 to WBC, part of Land Remaining in Warrington 010C - CRA WA5 8QB	0	Freehold	06/06/2017	Unconditional	Negotiated	£1	No
Transfer 193 to WBC, part of Land Remaining in WBC 010F - CRA WA5 9YX	0.91	Freehold	06/06/2017	Unconditional	Negotiated	£1	No
A2 Commercial Site, Bilston, WV14 0LJ	1.28	Freehold	06/06/2017	Unconditional	Open market sale	£420,000	No
Transfer 171 to WBC, part of Land Remaining in WBC 010D - CRA WA5 8QL	1.06	Freehold	06/06/2017	Unconditional	Negotiated	£1	No
Long Term Lease Land, Part of Plot A2, Bilston WV14 0LJ	0.42	Freehold	06/06/2017	Unconditional	Open market sale	£510,000	No
Plots 1 Hickleton, Lidget Lane, Rotherham, S63 0BH	0.89	Freehold	21/06/2017	Unconditional	Open market sale	£115,000	No
Health Centre - Plot 3, Timsbury Road, Bristol BS3 5JQ	0.17	Freehold	21/06/2017	Unconditional	Negotiated	£210,000	Yes
Plot 5 Rubber Road Viking Industrial Park, NE32 3DP	0.45	Freehold	22/06/2017	Unconditional	Negotiated	£1	No
Gas Governor Site, Whalleys Road, Skelmersdale L40 6JH	0	Freehold	22/06/2017	Unconditional	Open market sale	£1	No

Land/ property name	Size of land area (hectares)	Freehold or Leasehold	Date receipt claimed	Conditional or unconditional contract	Method of disposal	Sold receipt value	Overage/clawback details included as part of the sale
Land At Admirals Road, Birchwood, Warrington, WA3 6NX	0.61	Freehold	27/06/2017	Unconditional	Open market sale	£530,665	No
Land Adjacent 1 Granby Close, Redditch B98 8PT	0	Freehold	30/06/2017	Unconditional	Negotiated	£1,500	No
Plot 3 Norman Business Park, Thorby Avenue, March, PE15 0AZ	0.49	Freehold	30/06/2017	Unconditional	Negotiated	£100,000	No
51-55, Great Ancoats Street [key ref 43] - aka Selhide M4 6JG	0.06	Freehold	05/07/2017	Unconditional	Negotiated	£600,000	Yes
Cherry Knowle Hospital - Phase 1, Sunderland, SR2 0NB	15.24	Freehold	06/07/2017	Unconditional	Official Journal of the European Union tender	£6,930,000	No
Land on the north side of School Lane - Parkburn, Maghull - Liverpool L31 1HG	0.61	Freehold	06/07/2017	Unconditional	Negotiated	£1	No
Q&R Residential Phase 1, Queenborough, ME11 5HX	2.76	Freehold	07/07/2017	Unconditional	Delivery Partner Panel	£2,114,000	Yes
Substation north of Victoria Road, Ashford, TN23 7RP	0	Freehold	13/07/2017	Unconditional	Negotiated	£1	No
Plot Sales to DCC, Sturminster Newton, DT10 2GA	1.34	Freehold	14/07/2017	Unconditional	Open market sale	£395,999	No
Evans Business Park, Newton Aycliffe, DL5 6XP	0.81	Freehold	04/08/2017	Unconditional	Open market sale	£100,000	No
Coney Green, Clay Cross, Chesterfield, S45 9JW	3.13	Freehold	07/08/2017	Unconditional	Negotiated	£2,000	No
Paston Reserve, Paston Ridings, Peterborough, PE4 7AA	6.15	Freehold	15/08/2017	Unconditional	Negotiated	£3,177,750	No
Gedling Colliery Building Lease Area, Arnold Lane, Gedling, Nottingham, NG4 4HF	9.494	Freehold	17/08/2017	Unconditional	Delivery Partner Panel	£2,933,264	Yes
Filwood Park, Hengrove Way, Bristol, BS4 1UE	6.28	Freehold	18/08/2017	Unconditional	Delivery Partner Panel	£1,722,715	Yes
MCA hanger site and runway, Portland, DT5 1BL	4.58	Leasehold	30/08/2017	Unconditional	Negotiated	£2,250,000	No
Terminus Drive, Basildon SS16 4UH	1.72	Freehold	31/08/2017	Unconditional	Open market sale	£230,000	No

## Transparency Report

Land/ property name	Size of land area (hectares)	Freehold or Leasehold	Date receipt claimed	Conditional or unconditional contract	Method of disposal	Sold receipt value	Overage/clawback details included as part of the sale
Northfleet Embankment - Former Power Station, Northfleet, Gravesend, DA11 9AA	3.79	Freehold	01/09/2017	Unconditional	Negotiated	£3,196,000	No
IoW Technology Park & Business Centre, East Cowes, PO32 6LN	0.71	Freehold	05/09/2017	Unconditional	Open market sale	£186,260	Yes
Maiden Law Hospital, Lanchester Road, Maiden Law, Durham, DH7 0QS	3.56	Freehold	12/09/2017	Unconditional	Delivery Partner Panel	£1,120,000	No
Centenary Quay, Marine Employment Quarter SO19 9SS	3.18	Freehold	15/09/2017	Unconditional	Official Journal of the European Union tender	£1,690,500	Yes
Apley B1 & B3 Eider Drive, Apley, Telford, TF1 6TJ	7.37	Freehold	05/10/2017	Unconditional	Delivery Partner Panel	£6,113,073	Yes
Plot 8 Burma Drive - Hull HU9 5SD	0.35	Freehold	10/10/2017	Unconditional	Open market sale	£160,950	No
Heart of the Park (ONS_08) - Carlbury Road, Newton Aycliffe, DL5 6BD	0.81	Freehold	13/10/2017	Unconditional	Open market sale	£60,000	No
Estuary Commerce Park Plot 1b Front Plot, Liverpool, L24 8QR	2.74	Freehold	17/10/2017	Unconditional	Open market sale	£1,862,600	No
Chapel Street (283), Egremont, CA22 2DU	0.28	Freehold	23/10/2017	Unconditional	Negotiated	£1	No
Priorslee East E and F, Eltham Drive, Priorslee, Telford, TF2 9NQ	7.93	Freehold	24/10/2017	Unconditional	Delivery Partner Panel	£6,203,382	Yes
Alan Snow Plot 5 (Formally Plot 7), Tolvaddon Business Park, Cambourne, TR14 0EP	0.81	Freehold	24/10/2017	Unconditional	Open market sale	£130,000	Yes
Victoria Road (South Hotel & Residential), Ashford, TN23 7RP	1.25	Freehold	27/10/2017	Unconditional	Open market sale	£1,280,000	No
Phase 5, Telford Millennium Community, Ketley, Telford TF1 5AQ	1.95	Freehold	27/10/2017	Unconditional	Official Journal of the European Union tender	£940,875	Yes
Beaver Road/Victoria Road (North Commercial), Ashford, TN23 7RP	1.27	Freehold	27/10/2017	Unconditional	Open market sale	£1,917,494	No
Plot 6, Wheat Leasowes East, Telford, TF1 6AJ	0.9	Freehold	30/10/2017	Unconditional	Open market sale	£272,017	No

Land/ property name	Size of land area (hectares)	Freehold or Leasehold	Date receipt claimed	Conditional or unconditional contract	Method of disposal	Sold receipt value	Overage/clawback details included as part of the sale
Millennium Community, Oakgrove, MK10 9EN	1.88	Freehold	01/11/2017	Unconditional	Official Journal of the European Union tender	£1,674,000	Yes
North Shore - Proposed Hotel Stockton-on-Tees TS18 2SZ	0.43	Leasehold	03/11/2017	Unconditional	Negotiated	£1	No
Cornwall Council Remaining Land at Tolvaddon Business Park, Tehidy, Cambourne, TR14 0EP	6.49	Freehold	03/11/2017	Unconditional	Open market sale	£927,000	No
Plot B, Wheat Leasows East TF1 6AJ	5.34	Freehold	03/11/2017	Unconditional	Open market sale	£1,891,000	No
Cranes Farm Road (home Ideal), Great Spenders, Basildon, SS14 2NT	0.94	Freehold	07/11/2017	Unconditional	Negotiated	£164,500	No
Land At Church Road, Basildon, SS14 1RA	2.02	Freehold	07/11/2017	Unconditional	Negotiated	£1	No
Plot 108 Popes Crescent, Basildon, SS13 3AD	0.33	Freehold	07/11/2017	Unconditional	Negotiated	£79,499	No
Pound Lane (Plot 10), Basildon, SS15 5SP	0.19	Freehold	07/11/2017	Unconditional	Negotiated	£156,000	No
Central Park, Teeside University transfer, John Dixon Lane, Darlington, DL1 1HG	0.91	Freehold	21/11/2017	Unconditional	Negotiated	£1	No
South Omega Residential Phase 1 Zone 6, Warrington, WA5 3XA	8.88	Freehold	24/11/2017	Unconditional	Official Journal of the European Union tender	£2,584,846	No
Accoustic Barrier Disposal To Redrow Homes Limited, part of Parcel A, Phase 2, Zone 6, South Omega WA5 3XA	0.57	Freehold	24/11/2017	Unconditional	Development Agreement	£1	No
Disposal to The Land Restoration Trust, part of Parcel A, Phase 2, Zone 6, South Omega WA5 3XA	0.05	Freehold	24/11/2017	Unconditional	Development Agreement	£1	No
Former Evans Easy Space Incubation Units, Newton Aycliffe, DL5 6XP	1.13	Freehold	30/11/2017	Unconditional	Open market sale	£450,000	No
Land at Wavertree Tech Pk, Liverpool, L15 4LR	1.55	Freehold	04/12/2017	Unconditional	Open market sale	£235,000	No
Units 2,3,4 and 5, Venture Quays, East Cowes, PO32 6RF	0.99	Freehold	08/12/2017	Unconditional	Negotiated	£2,487,915	No

## Transparency Report

Land/ property name	Size of land area (hectares)	Freehold or Leasehold	Date receipt claimed	Conditional or unconditional contract	Method of disposal	Sold receipt value	Overage/clawback details included as part of the sale
Landscaping at Hobson Way Simonside, Jarrow, NE34 9PZ	0.86	Freehold	19/12/2017	Unconditional	Negotiated	£18,197	No
Plot M1b - Osprey Quay, Portland, DT5 1BL	0.6	Freehold	19/12/2017	Unconditional	Open market sale	£296,600	Yes
Plot 6 Wilton International, Kirkleatham, Redcar, TS10 5NJ	27.32	Freehold	19/12/2017	Unconditional	Negotiated	£6,600,000	No
Brodsworth Colliery, West Avenue, Doncaster, DN6 7PA	19.28	Freehold	21/12/2017	Unconditional	Delivery Partner Panel	£501,657	No
CBX3 Central Milton Keynes, Avebury Boulevard, MK9 2GA	0.61	Freehold	21/12/2017	Unconditional	Negotiated	£100,000	No
Plot 2, Volunteer Way, Faringdon, SN7 7YT	0.22	Freehold	21/12/2017	Unconditional	Open market sale	£45,000	No
Plot 2 Station Terrace, Allerton Bywater, WF10 2AS	0.01	Freehold	05/01/2018	Unconditional	Negotiated	£1	No
Plot 6 Station Terrace, Allerton Bywater, WF10 2AS	0.01	Freehold	05/01/2018	Unconditional	Negotiated	£1	No
Plot 8 Station Terrace, Allerton Bywater, WF10 2AS	0.01	Freehold	05/01/2018	Unconditional	Negotiated	£1	No
Plot 10 Station Terrace, Allerton Bywater, WF10 2AS	0.01	Freehold	05/01/2018	Unconditional	Negotiated	£1	No
Plot 12 Station Terrace, Allerton Bywater, WF10 2AS	0.01	Freehold	05/01/2018	Unconditional	Negotiated	£1	No
Plot 14 Station Terrace, Allerton Bywater, WF10 2AS	0.01	Freehold	05/01/2018	Unconditional	Negotiated	£1	No
Plot 16 Station Terrace, Allerton Bywater, WF10 2AS	0.01	Freehold	05/01/2018	Unconditional	Negotiated	£1	No
Plot 37 Station Road, Allerton Bywater, WF10 2AS	0.01	Freehold	05/01/2018	Unconditional	Negotiated	£1	No
Plot 41 Station Road, Allerton Bywater, WF10 2AS	0.01	Freehold	05/01/2018	Unconditional	Negotiated	£1	No
Plot 39 Station Road, Allerton Bywater, WF10 2AS	0.01	Freehold	05/01/2018	Unconditional	Negotiated	£1	No

Land/ property name	Size of land area (hectares)	Freehold or Leasehold	Date receipt claimed	Conditional or unconditional contract	Method of disposal	Sold receipt value	Overage/clawback details included as part of the sale
Plot 43 Station Road, Allerton Bywater, WF10 2AS	0.01	Freehold	05/01/2018	Unconditional	Negotiated	£1	No
Plot 4 Station Terrace, Allerton Bywater, WF10 2AS	0.01	Freehold	05/01/2018	Unconditional	Negotiated	£1	No
Long Rock Ind Est (Bus Site), Penzance, TR20 8HX	0.83	Freehold	17/01/2018	Unconditional	Negotiated	£95,000	No
Long Rock Industrial Estate, Cattlemarket Site, Penzance, TR20 8HX	1.09	Freehold	17/01/2018	Unconditional	Negotiated	£400,000	No
Grimethorpe roads and sewers, Clayburn Road, Barnsley, S72 7BE	0	Freehold	18/01/2018	Unconditional	Auction	£1,000	No
South Omega Zones 7E and 7F, Orion, Boulevard, Warrington, WA5 3XA	16.67	Freehold	24/01/2018	Unconditional	Official Journal of the European Union tender	£4,858,409	Yes
Plot B - Goole36, Goole, DN14 8GA	2.53	Freehold	26/01/2018	Unconditional	Open market sale	£855,500	No
Lnd Abbotts Farm & Shady Lane PR25 5RQ	8	Freehold	01/02/2018	Unconditional	Open market sale	£9,011,800	No
Garage Site, Long Lane, Shirebrook NG20 8AT	0.14	Freehold	08/02/2018	Unconditional	Auction	£36,000	No
Wirral International Business Park - Riverbank Road West CH62 3NJ	1.55	Freehold	15/02/2018	Unconditional	Open market sale	£225,000	No
Former LDV Washwood Heath (PxP_01) B8 2QF	8.79	Freehold	17/02/2018	Unconditional	Negotiated	£3,930,000	No
Plot 4, Browns Lane, Coventry CV5 9BF	1.63	Freehold	23/02/2018	Unconditional	Open market sale	£1,200,000	No
Chelmsley ADR Land, Wagstaff Way, Birmingham B37 7GW	3.93	Freehold	26/02/2018	Unconditional	Open market sale	£4,025,000	No
The Avenue Phase 1, Wingerwoth, Chesterfield, S42 6NB	11	Freehold	01/03/2018	Unconditional	Delivery Partner Panel	£1,417,244	Yes
Town Centre Sites - Findon and Land East of Northway - Skelmersdale WN8 6PG	5.08	Freehold	05/03/2018	Unconditional	Open market sale	£1,634,000	No
Plot A(ii), Wheat Leasows East, Telford, TF1 6AJ	0.85	Freehold	09/03/2018	Unconditional	Open market sale	£324,396	No

## Transparency Report

Land/ property name	Size of land area (hectares)	Freehold or Leasehold	Date receipt claimed	Conditional or unconditional contract	Method of disposal	Sold receipt value	Overage/clawback details included as part of the sale
Plot A, Island Technology Park, Beatrice Avenue, East Cowes, PO32 6LN	2.35	Freehold	09/03/2018	Unconditional	Negotiated	£400,000	No
Cotgrave Colliery, Colliers Way, Nottingham NG12 3HA	0.73	Freehold	13/03/2018	Unconditional	Negotiated	£5,000	No
Weetslade Colliery, Dudley, Cramlington, NE23 7PS	1.12	Freehold	15/03/2018	Unconditional	Negotiated	£1	No
Site N3 Eaves Green, Burgh Hall Road, Chorley, PR7 3QA	3.58	Freehold	16/03/2018	Unconditional	Negotiated	£1,000,000	No
Land Snedshill/Church Road, Telford, TF2 9HF	1.23	Freehold	16/03/2018	Unconditional	Negotiated	£505,000	No
Tripos Discovery Centre, King's Hill, Bude, EX23 8QN	0.91	Freehold	20/03/2018	Unconditional	Auction	£830,000	No
Part Plot 6 to Transfer to Veolia, Hortonwood 35, Telford, TF1 7FR	1.19	Freehold	22/03/2018	Unconditional	Open market sale	£379,500	No
Europcar Ltd Site & Tyne Bridge Tower, Church Street, Gateshead, NE8 2AT	0.31	Freehold	23/03/2018	Unconditional	Negotiated	£1,066,000	No
Whitehouse Farm, Mill Lane, Warrington, WA2 0SU	1.43	Freehold	26/03/2018	Unconditional	Open market sale	£167,063	No
T54 Plot 3 – Shifnal, Telford TF11 9PJ	0.0716	Freehold	27/03/2018	Unconditional	Negotiated	£1	No
Former Site of Altbridge Park, Stonedale Crescent, Liverpool, L11 9BR	1.4	Freehold	28/03/2018	Unconditional	Negotiated	£450,000	No
Parcel D1 and D2, Abbey Lane, Leicester LE4 5QU	1.18	Freehold	28/03/2018	Unconditional	Negotiated	£475,000	No
Development Plot adjacent to Faringdon Business Centre SN7 7YT	0.27	Freehold	28/03/2018	Unconditional	Open market sale	£50,000	No
Blackberry Hill Hospital, Manor Road, Bristol, BS16 2EN	8.66	Freehold	28/03/2018	Unconditional	Official Journal of the European Union tender	£5,650,000	Yes
Parcel C, Abbey Lane, Leicester LE4 5QU	0.41	Freehold	28/03/2018	Unconditional	Negotiated	£145,000	No
Hanford site disposal, Primrose Hill, Stoke-on-Trent, ST4 8QT	1.31	Freehold	29/03/2018	Unconditional	Open market sale	£425,000	No



Land/ property name	Size of land area (hectares)	Freehold or Leasehold	Date receipt claimed	Conditional or unconditional contract	Method of disposal	Sold receipt value	Overage/clawback details included as part of the sale
11-18 Hudson Road, Sunderland SR1 2AQ	0.2	Freehold	29/03/2018	Unconditional	Open market sale	£62,000	No
LB20 Ex Matthew Bolton College, Birmingham, B5 7AY	2.98	Freehold	29/03/2018	Unconditional	Open market sale	£3,403,740	No
Plot 1 Newton Heath, Grimshaw Lane, Manchester, M40 2AX	2.47	Freehold	29/03/2018	Unconditional	Negotiated	£760,000	No
Plot 2 Newton Heath, Grimshaw Lane, Manchester, M40 2AX	2.5	Freehold	29/03/2018	Unconditional	Open market sale	£160,000	No
T54 - Plot 3, Shifnal, Telford TF119PJ	0.28	Freehold	29/03/2018	Unconditional	Open market sale	£534,584	No
Plot 3, Weir Pump , Grimshaw Lane, Manchester M40 2AX	1.05	Freehold	29/03/2018	Unconditional	Negotiated	£350,000	No
Plot 4 Newton Heath, Grimshaw Lane, Manchester M40 2AX	1.22	Freehold	29/03/2018	Unconditional	Negotiated	£117,500	No
Hadley Park B (East), Hadley, Telford TF1 6QJ	1.6	Freehold	29/03/2018	Unconditional	Open market sale	£1,093,838	No
Villa Real – Onsite, Consett DH8 6BP	1.59	Freehold	29/03/2018	Unconditional	Negotiated	£85,000	No
Meadowfield, County Durham DH7 8RJ	1.68	Freehold	29/03/2018	Unconditional	Open market sale	£250,000	No

## Transparency Report

### Department for Transport

Department for Transport, Network Rail, London and Continental Railways, and smaller landowning Arms-Length Bodies have disposed of 65 sites between April 2017 and March 2018, which generated £28 million in receipts. Since the publication of last year's Transparency Report DfT has also reported a further £10 million of sales for the financial year 2016/17. The total receipts generated by DfT over the first three years of the Land disposals programme is £240 million.

Following the 2016 announcement of the Network Rail Property Board the organisation has disposed of property to support its business ambitions. Network Rail has recently exchanged on a land mark transaction which has involved agreeing terms with Telereal Trillium and Blackstone Property Partners for the sale of its commercial estate portfolio. Proceeds from the £1.46 billion transaction will help fund the railway upgrade plan, bringing major improvements for passengers and reducing the need for taxpayers to fund the railway.

Land/ property name	Size of land area (hectares)	Freehold or Leasehold	Date receipt claimed	Conditional or unconditional contract	Method of disposal	Sold receipt value	Overage/clawback details included as part of the sale
<b>Colne Way, Watford North Land in FMR ccd, Watford North, HERTS, WD24 7ND</b>	1.4	Freehold	28/04/2017	Unconditional	Private Treaty	£4,911,106	No
<b>Flimwell Close, Wadhurst, Kent, TN5 7PP</b>	0.08	Freehold	08/05/2017	Unconditional	Private Treaty	£315,000	No
<b>Port Isaac, New Road, PL29 3SB</b>	0.12	Freehold	25/05/2017	Unconditional	Auction	£405,000	No
<b>Land at Hillfield Land, Burton on Trent, Staffordshire County, DE13 0BN</b>	0.25	Freehold	25/05/2017	Unconditional	Auction	£4,000	No
<b>Chiswick Park Overbridge Airspace over Railway, Chiswick High Road, Chiswick, London W4 5YA</b>	N/A	N/A	25/05/2017	Unconditional	Private Treaty	£534,375	No
<b>The Corner House, Headley, Hindhead, Surrey, GU26 6TH</b>	0.15	Freehold	15/06/2017	Unconditional	Private Treaty	£650,000	No
<b>Hereford TEST STATION, 1 Faraday Road, Westfield Trading Estate, Hereford, HR4 9NS</b>	0.39	Freehold	16/06/2017	Unconditional	Informal tender	£425,001	Yes
<b>Aylesbury Transport Hub, HP20 2SQ</b>	Freehold 0.12 Easement 0.06	Freehold & easement	21/06/2017	Unconditional	Compulsory Purchase Order	£21,673	No
<b>Royston TEST STATION, Orchard Road, Royston, Herts, SG8 5HA</b>	0.75	Freehold	29/06/2017	Unconditional	Informal tender	£1,040,000	Yes

Land/ property name	Size of land area (hectares)	Freehold or Leasehold	Date receipt claimed	Conditional or unconditional contract	Method of disposal	Sold receipt value	Overage/clawback details included as part of the sale
Land off Railway Street, Nelson Station Carpark off Railway Street, Nelson, Lancashire, BB9	0.23	Freehold	29/06/2017	Unconditional	Private Treaty	£8,500	No
Land at Birchanger (Plot B), Birchanger, Bishops Stortford, CM23 5SN	1.53	Freehold	30/06/2017	Unconditional	Private Treaty	£70,000	No
Land to the East of 1021 Uttoxeter Road, Meir, Stoke on Trent, ST3 6HH	0.01	Freehold	07/07/2017	Unconditional	Auction	£1,500	No
Land at former Sisons Garage Site, Hendon Road, Kingston upon Hull HU9 5QN	0.21	Freehold	13/07/2017	Unconditional	Private Treaty	£150,000	No
Meadow Cottage, Hillesend, Attleborough, Norfolk, NR17 1BG	0.53	Freehold	14/07/2017	Unconditional	Private Treaty	£340,000	No
Plot 11a Land at Fosdyke Bridge, A17, Wisbech, Lincolnshire, PE12 6LH	0.11	Freehold	17/07/2017	Unconditional	Auction	£2,750	No
Commercial Land let under tenancy at will, East of Bingley Road, Hoddesdon, Herts, EN11 0NX	1.08	Freehold	19/07/2017	Unconditional	Private Treaty	£1	No
Middle section of roadway at commercial site, Bingley Road, Hoddesdon, Herts, EN11 0NX	0.07	Freehold	19/07/2017	Unconditional	Private Treaty	£2,700,000	No
Chart Road, Ashford, TN23 3HY	0.56	Leasehold	31/07/2017	Unconditional	Informal Tender	£145,000	Yes
Land adjacent to station approach Chilham, nr CT4 8DX	0.02	Freehold	02/08/2017	Unconditional	Private Treaty	£60,000	No
Land at Dewsbury Road, Leeds, Yorkshire, LS11 9BH	0.68	Freehold	07/08/2017	Unconditional	Private Treaty	£40,000	No
Land adjacent Bolton Station, Johnson Street, Bolton, BL1 1NX	1.9	Freehold	03/09/2017	Unconditional	Private Treaty	£156,000	No
Land rear of Bridge House, Bridge Road, Bexhill-on-Sea, East Sussex, TN40 1DS	0.01	Freehold	05/09/2017	Unconditional	Private Treaty	£8,333	No
Croysdale Avenue, Sunbury, TW16 6QN	1.5	Freehold	08/09/2017	Unconditional	Private treaty	£1,186,600	No
Land off Hall Rd West, Blundellsands, Crosby, Liverpool, L23 8SZ	1.8	Freehold	14/09/2017	Unconditional	Private Treaty	£50,000	No
Land adjoining Welling Station, Station Approach South, Welling, DA16 3AU	0.42	Freehold	26/09/2017	Unconditional	Private Treaty	£100,000	No

## Transparency Report

Land/ property name	Size of land area (hectares)	Freehold or Leasehold	Date receipt claimed	Conditional or unconditional contract	Method of disposal	Sold receipt value	Overage/clawback details included as part of the sale
Stoketon Cross Caravan Park, Saltash, Cornwall, PL12 4RZ	2.78	Freehold	29/09/2017	Unconditional	Private Treaty	£440,000	No
20 Coleswood Simmons Close, London, N20	N/A	Leasehold	05/10/2017	Unconditional	Private Treaty	£57,760	No
Land adj. Bridgewook Manor Hotel, Chatham, Medway, ME5 9SE	0.15	Freehold	14/10/2017	Unconditional	Auction	£750	No
Cardiff Clive St, Cardiff Central Station, land off Saunders Road, CF10 1EP	1.92	Freehold	16/10/2017	Unconditional	Private Treaty	£750,511	No
Tamworth Bridge Easement NE13 6BE	N/A	Easement	24/10/2017	Unconditional	Private Treaty	£625,000	Yes
Flamborough Lighthouse Road, Flamborough, Humberside, FY7 6DN	0.19	Freehold	26/10/2017	Unconditional	Auction	£170,000	No
Whitstable Cushings Walk, Island Wall,, ISLAND WALL, Whitstable, Kent, CT5 1EZ	0.01	Freehold	26/10/2017	Unconditional	Auction	£417,500	No
Land at Bridgeway House, Upper Cumberland walk, Tunbridge Wells, Kent, TN2 5EH	0.0698	Freehold	09/11/2017	Unconditional	Private Treaty	£45,000	No
Land at Bargoed StationLand at Bargoed Station, CF81 8RG	Freehold area 1.06	Freehold & Easements & Licence	09/11/2017	Unconditional	CPO	£3,400	No
Llandudno - Land off Builders St Land off Cae Bach Industrial Estate, Builders Street. Llandudno, Conwy, LL30 1DR	0.01	Freehold	09/11/2017	Unconditional	Private Treaty	£20,000	No
Sleepers Cottage, Handsacre, Rugeley, WS15 4DB	N/A	Freehold	09/11/2017	Unconditional	Private Treaty	£125,000	No
Surplus Land north of Bridge Inn roundabout, North Deighton, North Yorks, LS22 5HT	0.15	Freehold	17/11/2017	Unconditional	Private Treaty	£1,250	No
Crimpleshame Test Station, New Road (off Downham Road), Crimplesham, King's Lynn, Norfolk, PE33 9DU	0.22	Freehold	21/11/2017	Unconditional	Informal tender	£275,000	Yes
Land at Birchchange Lane (Plot A) , Bishops Stortford, CM23 5SN	1.64	Freehold	22/11/2017	Unconditional	Auction	£172,000	No
A629 Southern Section, Halifax A629 Southern Section, Halifax	0.01	Freehold	28/11/2017	Unconditional	CPO	£8,350	No
Land adj. to M4 Winnersh, Wokingham, RG41 5AJ	0.88	Freehold	30/11/2017	Unconditional	Private Treaty	£4,000	No

Land/ property name	Size of land area (hectares)	Freehold or Leasehold	Date receipt claimed	Conditional or unconditional contract	Method of disposal	Sold receipt value	Overage/clawback details included as part of the sale
Elstree & Borehamwood Land off Byron Avenue, Borehamwood, Hertfordshire, WD6	1.65	Freehold	30/11/2017	Conditional to unconditional	Private Treaty	£1,682,602	No
Cogan hill, Penarth Cogan Hill, Penarth, Wales, CF64	N/A	Freehold	05/12/2017	Unconditional	Private Treaty	£30,000	Yes
Land to the rear of 8 Dunholme End, Maidenhead, SL6 3YP	0.01	Freehold	12/12/2017	Unconditional	Auction	£1,000	No
Staffordformer Burleyfields siding nr Doxey Road, Stafford ST16 2TP	0.05	Freehold	13/12/2017	Unconditional	Private Treaty	£1,000,000	Yes
3 Station Court, Nunhead, SE15 2AP	N/A	Freehold	14/12/2017	Unconditional	Private Treaty	£46,218	No
Sinfin Branch LineSinfin Central Station Branch Line, Victory Road, Berby, Derbyshire, DE34 8ER	1.54	Freehold	22/12/2017	Unconditional	Private Treaty	£250,000	No
Bungalow on land at Mandalay Farm, Bawtry Road, Blyth, S81 8HJ	0.52	Freehold	08/01/2018	Unconditional	Private Treaty	£155,000	No
Land at Mandalay Farm, Bawtry Road, Blyth, S81 8HJ S81 8HJ	1.73	Freehold	08/01/2018	Unconditional	Private Treaty	£470,000	No
Land adj. to Mill Barn, Bodiam Lane, Silverhill, Hurst Green, Etchingham, East Sussex, TN19 7QD	7.93	Freehold	23/01/2018	Unconditional	Private Treaty	£1	No
Mill Barn, Bodiam Lane, Silverhill, Hurst Green, Etchingham, East Sussex, TN19 7QD	0.64	Freehold	23/01/2018	Unconditional	Private Treaty	£850,000	No
Land alongside Oldham Road, Hollinwood OL8 3RA	0.03	Freehold	30/01/2018	Unconditional	Private Treaty	£64,000	No
Kirkcaldy GVTSPark Road, Gallatown, Kirkcaldy, Fife, KY1 3EL	0.4	Freehold	01/02/2018	Unconditional	Informal tender	£215,000	No
Keith Bydand Walk, Banff Road, Keith, Banffshire, AB55 5ET	0.21	Freehold	02/02/2018	Unconditional	Informal tender	£130,000	No
2 Silverdale Cottages, Northbridge Street, Robertsbridge, East Sussex, TN32 5NW	0.01	Freehold	20/02/2018	Unconditional	Private Treaty	£180,000	No
3 Silverdale Cottages, Northbridge Street, Robertsbridge, East Sussex, TN32 5NW	0.02	Freehold	22/02/2018	Unconditional	Private Treaty	£230,000	No
Land alongside A600 (St Johns Bridge Improvements), London Road, Bedford, MK42 0NS	0.03	Freehold	26/02/2018	Unconditional	Auction	£2,900	No

## Transparency Report

Land/ property name	Size of land area (hectares)	Freehold or Leasehold	Date receipt claimed	Conditional or unconditional contract	Method of disposal	Sold receipt value	Overage/clawback details included as part of the sale
The Shieling, Hindhead Road, Hindhead, Surrey, GU26 6AY	0.35	Freehold	28/02/2018	Unconditional	Private Treaty	£980,000	No
Land at Gwaelod-y-Garth, Treforest Estate Gwaelod-y-Garth, Cardiff, Wales, CF15 9JL	0.04	Freehold	01/03/2018	Unconditional	Private Treaty	£15,000	No
Chase Coach House, Hindhead Road, n Hindhead, Surrey, GU26 6AY	0.15	Freehold	09/03/2018	Unconditional	Private Treaty	£420,000	No
Fort Road, New Haven BN9 9EL	0.04	Freehold	20/03/2018	Unconditional	Auction	£260,112	No
Flimwell Lodge, Wadhurst, East Sussex, TN5 7QG	0.11	Freehold	21/03/2018	Unconditional	Private Treaty	£400,000	No
Flicamamwell Lodge, Filmwell, Kent, TN5 7PN	1.26	Freehold	21/03/2018	Unconditional	Private Treaty	£25,000	No
Cardington, Bedford - RANSOM STRIP Harrowden Lane, Cardington, Beds, MK44 3EQ	0	Freehold	28/03/2018	Conditional to unconditional	Private Treaty	£2,700,000	Yes
Wellingborough 2nd Payment N8 1BP	10.9	Freehold	29/03/2018	Unconditional	Private Treaty	£1,500,000	No
<b>Retrospectively reported sales for financial year 2016/17</b>							
Land fronting 407, Broadway, Oldham, OL9 8AP	0	Freehold	08/04/2016	Unconditional	Auction	£1	No
Fog Cottage, New Road, Rugeley, WS15 4BH	N/A	Freehold	13/04/2016	Unconditional	Auction	£150,000	No
Camden Lock, Haven Street, Camden, NW1	0.95	Leasehold	10/06/2016	Unconditional	Lease Negotiation	£150,000	No
Land at Littlefair Road (Unleased), Hull, HU9 5LP	0.71	Freehold	01/07/2016	Unconditional	Private Treaty	£330,000	No
Landlocked grassed area of land, Worcester, Torton Villas, Kidderminster, DY11 7RT	0.01	Freehold	28/11/2016	Unconditional	Private Treaty	£1	No
1-39 Drummon Crescent, Camden, NW1 1LY	0.4	Freehold	01/12/2016	Conditional to unconditional	N/A		Ownership share in potential long term development site with LB Camden.
Salford Exchange East, Station Land, 101 Embankment, Cathedral Approach, Salford, M3 7FB	0.67	Leasehold	01/01/2017	Unconditional	Private Treaty	£3,640,000	No

Land/ property name	Size of land area (hectares)	Freehold or Leasehold	Date receipt claimed	Conditional or unconditional contract	Method of disposal	Sold receipt value	Overage/clawback details included as part of the sale
<b>Biscester Test Station, Lauton Road, Biscester, OX26 4JG</b>	0.66	Freehold	24/02/2017	Unconditional	Informal tender	£2,110,000	No
<b>Additional land at Rosebank, Sedbury Lane, Chepstow, NP16 7DU</b>	0.01	Freehold	28/02/2017	Unconditional	Private Treaty	£20,000	No
<b>Northallerton Link Road, Brompton Gap, Northallerton</b>	N/A	Deed of Easements (Air Rights)	29/03/2017	Unconditional	Private Treaty	£500,000	Yes
<b>Warehouse, Windsor Bridge Road, BA2 3AY</b>	0.66	Freehold	30/03/2017	Unconditional	Informal Tender	£3,100,000	Yes

## Other Departments

Other Departments have also contributed to the asset disposals programme. They have in total disposed of 33 sites between April 2017 and March 2018, which generated £70.6 million in receipts. These Departments include Department for Environment, Food and Rural Affairs and Department for Business, Energy and Industrial Strategy.

Land/ property name	Size of land area (hectares)	Freehold or Leasehold	Date receipt claimed	Conditional or unconditional contract	Method of disposal	Sold receipt value	Overage/clawback details included as part of the sale
Wayside Cottage & Ablake, Pibsbury, Langport, Somerset, TA10 9EJ	0.57	Freehold	06/04/2017	Unconditional	Private treaty	£256,000	No
1 TICKTON P.S. HOUSE 1 Tickton Pumping Station House, Main Street, Tickton, Beverley, North Humberside, HU17 9SH	0.04	Freehold	07/04/2017	Unconditional	Private treaty	£141,000	No
2 TICKTON P.S. HOUSE 2 Tickton Pumping Station House, Main Street, Tickton, Beverley, North Humberside, HU17 9SH	0.04	Freehold	07/04/2017	Unconditional	Private treaty	£141,000	No
Carnon Valley: Truro Site 7, Cornwall, TR3 6LG	0.14	Freehold	07/04/2017	Unconditional	Private treaty	£5,000	No
Dorchester - Prince of Wales Road Government Buildings, Prince of Wales Road, Dorchester, Dorset, DT1 1PY	0.51	Leasehold	18/04/2017	Unconditional	Private treaty	£401,000	No
Slaidburn Witcher Well Dunsop, Witcher Will Hatchery, Dunsop Bridge, Slaidburn, Clitheroa, BB7 3BL	3.73	Freehold	26/04/2017	Unconditional	Informal Tender	£78,000	No
2 Red Lane, South Ferriby, North Lincolnshire, DN18 6JH	0.05	Freehold	12/05/2017	Unconditional	Informal Tender	£55,000	No
14 Lee Close, London, E17 5QG	0.04	Freehold	25/05/2017	Unconditional	Auction	£388,000	No
15 Bridle Path, Beddington, Croydon, Greater London, CR0 4SB	0.01	Freehold	11/07/2017	Unconditional	Private treaty	£2,032	No
Drayton Farm - clawback Barn, Drayton Manor Drive, Alcester Road, Stratford upon Avon, Warwickshire, CV37 9RQ		Freehold	27/07/2017	N/A	Clawback	£30,000	Yes
Hundred Foot River: Borrow Pit Area SW of Gault Hole, Sutton Gault, Ely, Cambridgeshire	0.82	Freehold	02/08/2017	Unconditional	Informal Tender	£4,595	No
Ancholme Rowing Club, The Boat House, Manley Gardens, Brigg, Lincolnshire, DN20 8LW	0.01	Freehold	07/08/2017	Unconditional	Private treaty	£5,000	No



Land/ property name	Size of land area (hectares)	Freehold or Leasehold	Date receipt claimed	Conditional or unconditional contract	Method of disposal	Sold receipt value	Overage/clawback details included as part of the sale
Land at Fiveways Barton Mills, Bury St. Edmunds, Suffolk, IP28 6AE	0.04	Freehold	11/08/2017	Unconditional	Private treaty	£400	No
<b>YARWELL MILL</b>		Freehold	28/08/2017	Unconditional	Private Treaty	£1	No
Brewhurt Mill Sluice, NW side of Brewhurst Lane, Loxwood, Billingshurst, West Sussex, RH14 0RJ	0.26	Freehold	30/08/2017	Unconditional	Private treaty	£1	No
Right Bank of Great Ouse Wiggshall Street, Kings Lynn Land adj Old Pump House, Station Road, Sutton on Sea		Freehold	20/09/2017	Unconditional	Private treaty	£32,778	No
FERRING RIFE, 48 Langbury Lane, Ferring, Worthing, West Sussex, BN12 6QA	0	Freehold	12/10/2017	Unconditional	Private treaty	£1,216	No
Bristol - Langford VIC Langford VIC, Langford Road, Bristol, BS40 5HY	0.17	Leasehold	30/10/2017	Unconditional	Surrender	£200,000	No
Land rear of Fairfield road, Plot 1 Fairfield Road, Downham Market, Norfolk, PE38 9ET	0.01	Freehold	03/11/2017	Unconditional	Private Treaty	£7,500	No
Land rear of Fairfield Road ROAD - Plot 3 Fairfield Road, Downham Market, Norfolk, PE38 9ET	0	Freehold	15/11/2017	Unconditional	Private Treaty	£7,500	No
River Welland, Fosdyke Bridge, Land adjacent to Bridge House, Boston, Lincolnshire, PE20 2DB	0.02	Freehold	24/11/2017	Unconditional	Private treaty	£3,000	No
River Ouse Plot 2, Newhay Grange, Cliffe, Selby, North Yorkshire	0.46	Freehold	06/04/2017	Unconditional	Private Treaty	£15,000	No
Hundred Foot Washes, 2 x Osier Holts, Hundred Foot Washes, Jolly Bankers, Sutton, Cambridgeshire	2.02	Freehold	07/04/2017	Unconditional	Informal Tender	£6,666	No
Land adj Old Pump House, Station Road, Sutton on Sea	0.06	Freehold	07/04/2017	Unconditional	Sealed bids	£12,651	No
Dymchurch British Legion Hall, Hythe Road, Dymchurch, Romney Marsh, Kent, TN29 0NX	0.06	Freehold	07/04/2017	Unconditional	Private treaty	£95,000	Yes
Old Bedford River: Pingles Pit Engine Bank, Mepal, Ely, Cambridgeshire, CB6 2AX	3.14	Freehold	18/04/2017	Unconditional	Private treaty	£63,099	No
<b>Mill Hill NW7 1AA</b>	15	Freehold	26/04/2017	Conditional to unconditional	Informal tender	£67,586,207	Yes
Land at rear of Fairfield road - Plot 2 Fairfield Road, Downham Market, Norfolk, PE38 9ET	0	Freehold	12/05/2017	Unconditional	Private Treaty	£7,500	No

## Transparency Report

Land/ property name	Size of land area (hectares)	Freehold or Leasehold	Date receipt claimed	Conditional or unconditional contract	Method of disposal	Sold receipt value	Overage/clawback details included as part of the sale
<b>East Malling - Clawback East Malling, Maidstone</b>		Freehold	25/05/2017	N/A	Clawback	£175,000	Yes
<b>DUKE OF NORTHUMBERLAND RIVER Land north of Montrose Road, Feltham, London Borough of Hounslow, TW14 8LP</b>	1.49	Freehold	11/07/2017	Conditional to unconditional	Auction	£164,000	Yes
<b>Haileywood Farm Cottage, No. 1 Haileywood Cottages, Reading Road, Shiplake, Henley-on-Thames, Oxfordshire, RG9 4BG</b>	0.03	Freehold	27/07/2017	Unconditional	Private treaty	£409,000	No
<b>22 Long Lane, Woodmansey, Hull, East Riding of Yorkshire, HU17 0RN</b>	5.4	Freehold	02/08/2017	Unconditional	Private treaty	£256,000	No
<b>Wayside Cottage &amp; Ablake, Pibsbury, Langport, Somerset, TA10 9EJ</b>	0.57	Freehold	07/08/2017	Unconditional	Private treaty	£141,000	No

## Appendices

### Appendix 1: Disposals guidance

The land disposals that score towards the £5 billion commitment are defined as:

*The release of an interest in land or property within the UK by Central Government Departments and arms-length bodies, including NHS Trusts and Foundation Trusts to others outside of Government, including local authorities. The release of an interest that delivers a capital receipt may include freehold or leasehold land, entering land into a Joint Venture in return for equity shares, or the sale of a managing interest in a property function or organisation.*

#### To note

Assets which transfer within Central Government will not formally score until or unless they are released to organisations outside of Central Government.

A disposal is scored at the point where an unconditional contract for the disposal of land or property is signed between 1 April 2015 and 31 March 2020. This could include where a conditional contract had been in place pre-April 2015 and becomes unconditional in 2015 – 2020.

Alongside this formal programme reporting we will track conditional contracts to demonstrate the progress being made to dispose of surplus Government land and property as part of the programme narrative.

### Appendix 2: Transparency Review

In order to improve the transparency of all Government land and property disposals in the UK, Cabinet Office committed to publish details of the commercial terms listed in a) - h) of paragraph 1, subject to the provisions within paragraph 2 for disposals that have taken place over the previous year. Full sales contracts will not be published.

1. The following information was considered in respect of commercial terms for Government land and property disposals:

- a) Location of land or property.
- b) Size of land area.
- c) Type of asset being disposed of (freehold and leasehold).
- d) Whether the sale has been completed on the basis of a conditional or unconditional contract.
- e) Date of disposal.
- f) Method of disposal.
- g) Capital receipt proceeds from the disposal.
- h) Whether the sales contract makes provision for overage and / or clawback.

2. The following information will be fully or partially exempted from publication:

- a) Full copies of sales contracts would not be published due to the risk of compromising commercial information, data protection and intellectual property.
- b) Information will be published confirming whether or not each sales contract makes provision for overage and / or clawback. Details of the provisions will not be published due to the concerns of 2 a) above.

- c) All HS2 land bought by the Secretary of State for Transport and subsequently sold will be excluded from publication including land acquired:
  - 1. Within the Line of Deviation of HS2;
  - 2. Under Statutory Blight;
  - 3. By Compulsory Purchase
  - 4. By private agreement between the Secretary of State and property owners;
  - 5. Under the non-statutory property assistance schemes for HS2. These are: Express Purchase; Need to Sell (which has replaced the Exceptional Hardship Schemes); and Voluntary Purchase (as part of the Rural Support Zone scheme)
- d) All past and future projects involving schemes for which compulsory powers for any sales within five years of operational use will be fully exempted. This would include Crossrail One and Road Schemes.
- e) All sales of land acquired under Crichel Down rules will be exempted.
- f) Any land, including the Department for Transport Heritage Estate, which is sold for a negative or nil value.

### Appendix 3: Glossary of terms

LSDP	Land Sale Development Partner
OJEU	Official Journal of the European Union tender
DPP	Delivery Partner Panel
CPO	Compulsory Purchase Order