



Transparency Report

Government's land and property disposals in 2018/19 and retrospective reporting for 2017/18

February 2020



Cabinet Office

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 website¹ 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 Report² provided comprehensive information on the commercial terms of Government land and property disposals in one place. This third 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 and categories of buyers of Central Government surplus land over the financial year 2018/19, along with any sites sold in the financial year 2017/18 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.

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

² Transparency Report 2018: <https://www.gov.uk/government/publications/sales-of-government-assets>

Policy context

The Government Estate Strategy was published in July 2018. This strategy is transforming 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 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 reaffirms the Government’s commitment to generating £5 billion in surplus land receipts by 2020.

Since the last Estate Strategy in 2014 over £4 billion has been generated in sales receipts and over £400 million has been saved in annual running costs.

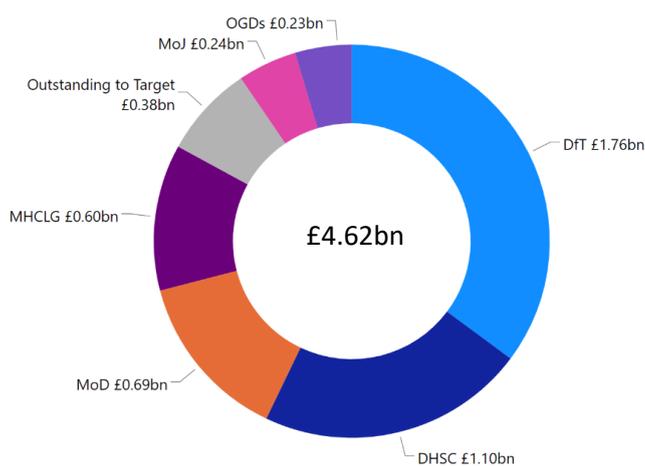
Land sales headlines

Sales of surplus Government land and property between April 2018 and March 2019 have generated £2.06 billion from 339³ sites.

In total, sales between April 2015 and March 2019 have generated £4.62 billion from 1,852 sites.

There were 535 site disposals in 2015/16 which generated £1.064 billion in receipts. There were 555 sales in 2016/17 which generated £0.71 billion in receipts. Including retrospective reporting, there were 423⁴ sales in 2017/18 which generated £0.79 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 £3.2 million in 2018/19 through the sale of eight sites.



Receipts progress towards 2020 Target

Disposals April 2015 – March 2019



³ The sale of the Network Rail Arches portfolio of 5,261 rental spaces is counted as one site

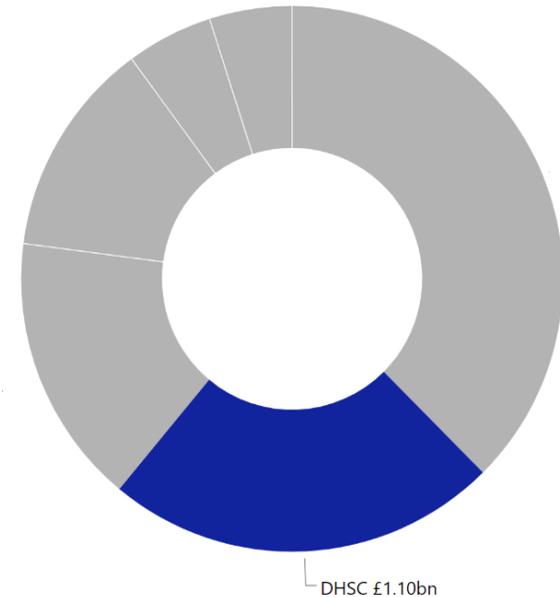
⁴ The number of sites disposed in the 2017/18 was 393 this was incorrectly listed as 401 in the 2017/18 report.

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 111 surplus sites between April 2018 and March 2019, generating £259.43 million in receipts from unconditional sales and have received 5 clawback and overage payments totaling £13.66 million. Since then DHSC has reported a further £71 million in sales from 16 sites for the financial years 2016/17 and 2017/18. Over the first four years of the land disposals programme DHSC has generated a total of £1.10 billion.

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 and integrated Care Systems (ICSs). In September 2019, DHSC published the Health Infrastructure Plan (HIP) which will deliver a long-term, rolling five-year programme of investment in health infrastructure, backed by a further £2.8bn capital investment on top of an additional £1.8bn increase to capital expenditure announced in August 2019. The initial phases of the HIP support the NHS Long Term Plan and reflect STP and ICS priorities.



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
Pulborough Ambulance Station, Moat Lane, Pulborough, Sussex, RH20 2AP	0.02	Freehold	06/04/2018	Unconditional	Informal Tender	£1,500,000	Yes
9 & 11 Broomfield Lane Medical Centre, Broomfield Lane, Hale, Altrincham, WA15 9AQ	0.03	Freehold	06/04/2018	Unconditional	Public Auction	£1,105,000	No
Kitchner House (Flat 4), Stadium Road, London, SE18 4AT	0.15	Freehold	06/04/2018	Unconditional	Private Treaty	£240,000	Yes
Belvedere House, 341 Harlesden Road, London, NW10 3RX	0.09	Freehold	09/04/2018	Unconditional	Open Market	£1,345,607	No
58 Stocks Lane, Gamlingay, Sandy, SG19 3JR	0.09	Freehold	18/04/2018	Unconditional	Informal Tender	£330,431	Yes
Westbury Community Hospital - Part A, Westbury, BA13 3EL	2.33	Freehold	20/04/2018	Unconditional	Private Treaty	£1,245,270	Yes
Metheringham Health Clinic, High Street, Metheringham, Lincoln, LN4 3DZ	0.01	Freehold	23/04/2018	Unconditional	Private Treaty	£40,376	Yes

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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
Principle Health Centre, Bricket Road, St Albans, UB7 7RD	0.12	Freehold	27/04/2018	Unconditional	Formal Tender	£2,003,283	No
Amersall Road Clinic, Amersall Road, Doncaster, DN5 9PQ	Not Known	Freehold	27/04/2018	Unconditional	Auction	£110,570	Yes
Woodlands Nursing Home, 1 Duard Way, Kennington, London, SE11 4TH	0.30	Freehold	03/05/2018	Unconditional	Informal Tender	£15,500,000	Yes
Borough Green Clinic, Quarry Hill Rd, Borough Green, Sevenoaks, TN15 8RQ	0.08	Freehold	10/05/2018	Unconditional	Private Treaty	£510,000	Yes
Dover Ambulance Station, Winchelsea Road, Dover, Kent, CT17 9TT	0.22	Freehold	11/05/2018	Unconditional	Informal Tender/Private Treaty	£300,000	No
4 Precinct Road, Hayes, Greater London, UB3 3AG	0.02	Freehold	15/05/2018	Unconditional	Auction	£430,000	Yes
6 Precinct Road, Hayes, Greater London, UB3 3AG	0.02	Freehold	15/05/2018	Unconditional	Auction	£425,000	Yes
1-12 MacMillan Close, Porchester Road, Nottingham, Nottingham, NG3 6GJ	0.31	Freehold	16/05/2018	Unconditional	Private Treaty	£1,375,000	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
Market Harborough and District Hospital, 58 Coventry Road, Market Harborough, LE16 9DD	0.39	Freehold	16/05/2018	Unconditional	Informal Tender	£1,350,583	Yes
Hope Street Medical Centre, Hope Street, Grimsby, DN32 7QL	0.18	Freehold	22/05/2018	Unconditional	Private Treaty	£125,645	Yes
Blomfield House, Loom Lane, Bury St Edmunds, Suffolk, IP33 1HE	0.10	Freehold	31/05/2018	Unconditional	Formal Tender	£1,706,500	No
Ridge Lea Hospital, Quernmore Road, Lancaster, LA1 3JT	9.00	Freehold	01/06/2018	Unconditional	Private Treaty	£3,150,000	No
Highwood Hospital - Hawthorn Bungalow, Geary Drive, Brentwood, CM15 9DY	0.14	Freehold	04/06/2018	Unconditional	Informal Tender	£811,038	Yes
Part of Greyfriars Campus, Greyfriars Way, Great Yarmouth, NR30 2QE	1.45	Freehold	04/06/2018	Unconditional	Private Treaty	£200,692	Yes
Studley Health Centre, High Street, Studley, B80 7HJ	0.05	Freehold	13/06/2018	Unconditional	Private Treaty	£326,550	Yes

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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
Montagu Hospital Nurses Home, Montagu Hospital, Cemetery Road, Mexborough, South Yorkshire, S64 9PN	0.20	Freehold	14/06/2018	Unconditional	Public Auction	£310,000	No
Friar Park Clinic, Friar Park Road, Wednesbury, WS10 0JS	0.08	Freehold	15/06/2018	Unconditional	Auction	£145,895	Yes
Fieldview, West Lodge Drive, Coney Hill, Gloucester, GL4 4QH	0.50	Freehold	20/06/2018	Conditional to Unconditional	Private Treaty	£671,580	No
Westbury Community Hospital - Part B, Westbury, BA13 3EL	Not Known	Freehold	27/06/2018	Unconditional	Private Treaty	£1,237,500	Yes
Land at Treeton Medical Centre, Arundel Street, Treeton, Rotherham, S60 5PW	0.10	Freehold	28/06/2018	Unconditional	Auction	£100,569	Yes
Holly Lane Clinic, Holly Lane, Smethwick, West Midlands, B66 1QN	0.18	Freehold	09/07/2018	Unconditional	Informal Tender	£401,065	Yes
Agricultural land to the south of Castle Hill Hospital, Cottingham, HU16 5JF	4.17	Freehold	12/07/2018	Unconditional	Formal tender	£2,437,365	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
Astley Street Clinic, 133 Astley Street, Dukinfield, SK16 4PU	0.03	Freehold	12/07/2018	Unconditional	Open Market	£191,000	No
Derbyshire Royal Infirmary, London Road, Derby, DE1 2QY	8.90	Freehold	26/07/2018	Unconditional	Private Treaty	£8,400,000	Yes
176 Stanwell Road, Ashford, Surrey, TW15 3QS	0.08	Freehold	31/07/2018	Conditional to Unconditional	Auction	£575,000	No
Coleford House, Boxbush Road, Coleford, GL16 8DN	0.12	Freehold	02/08/2018	Unconditional	Private Treaty	£357,550	No
Castle Lodge, 28 Castle Road, Sandal, Wakefield, WF2 7LZ	0.36	Freehold	06/08/2018	Conditional to Unconditional	Private Treaty	£773,000	No
32 Thoroughgood Road, Clacton, Essex, CO15 6DD	0.10	Freehold	07/08/2018	Unconditional	Private Treaty	£340,000	No
Unit 11, The Point Office Park, Sleaford, NG34 8GG	0.02	Freehold	07/08/2018	Unconditional	Auction	£70,389	Yes
Kibworth Health Centre, Smeeton Road, Kibworth, Leicestershire, LE8 0LG	0.27	Freehold	15/08/2018	Unconditional	Informal Tender	£650,000	Yes

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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
New Burton House, Burton Bank Lane, Stafford, ST17 9JW	0.48	Freehold	17/08/2018	Unconditional	Formal Tender	£675,000	No
Adelaide House, Belmont Business Park, Durham, DH1 1TW	0.03	Freehold	22/08/2018	Unconditional	Private Treaty	£165,595	Yes
1 St. Anne's Road, Lincoln, LN2 5RA	0.21	Freehold	31/08/2018	Unconditional	Informal Tender	£751,021	No
Frimley Children's Centre, Church Road, GU16 7AD	N/A	N/A	04/09/2018	Unconditional	Overage	£575,793	N/A
Former PCT Estate, Keresforth Close, Barnsley, S70 6RS	0.42	Freehold	07/09/2018	Unconditional	Solus	£600,000	No
Bristol HPA Laboratory, Myrtle Road, Bristol, BS2 8EL	0.15	Freehold	28/09/2018	Unconditional	Solus	£1,382,500	No
17 Vernon Street, Derby, DE1 1FT	0.06	Freehold	10/10/2018	Unconditional	Closed Bids	£476,000	No
Swinton Health Centre, Charnwood Street, Swinton, Mexborough, S64 8LY	0.09	Freehold	12/10/2018	Unconditional	Priority Purchaser	£76,000	Yes
44 London Road, Gloucester, GL1 3NZ	0.22	Freehold	16/10/2018	Unconditional	Private Treaty	£566,000	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
Herne Bay Ambulance Station, 186 Sea Street, Herne Bay, Kent, CT6 8YT	0.20	Freehold	22/10/2018	Unconditional	Private Treaty	£740,000	No
130-131 Abbey Foregate, Shrewsbury, Shropshire, SY2 6AX	N/A	N/A	01/11/2018	Unconditional	Overage	£175,000	N/A
107 & 109 King Lane, Leeds, LS17 5BP	Not Known	Freehold	09/11/2018	Unconditional	Private Treaty	£1,200,000	Yes
St Bartholomew's Hospital, New Road, Rochester, ME1 1DS	1.01	Freehold	21/11/2018	Unconditional	Private Treaty	£2,650,000	Yes
Lowestoft Hospital, Lowestoft Road, Gorleston-on-Sea, Great Yarmouth, Norfolk, NR31 6LA	0.78	Freehold	23/11/2018	Unconditional	Public Auction	£475,000	No
Milton Road Clinic, Milton Road East, Lowestoft, NR32 1NU	Not Known	Freehold	23/11/2018	Unconditional	Auction	£125,226	Yes
Cockermouth Cottage Hospital, Isel Road, Cockermouth, Cumbria, England, CA13 9HT	0.65	Freehold	30/11/2018	Unconditional	Informal Tender	£920,000	Yes
Welland Hospital Site, Roman Bank, Spalding, Lincolnshire, PE11 2HN	0.87	Freehold	30/11/2018	Unconditional	Open Market	£1,348,860	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
Fleetwood Hospital, Pharos Street, Fleetwood, Lancashire, FY7 6BE	0.40	Freehold	30/11/2018	Unconditional	Informal Tender	£575,000	Yes
Land at Launceston Hospital, Link Road, Launcester, PL15 9JD	0.20	Freehold	06/12/2018	Unconditional	Priority Purchaser	£100,573	Yes
21 Church Street, Coxhoe, Durham, DH6 4DD	0.01	Freehold	11/12/2018	Unconditional	Informal Tender	£40,000	Yes
Elms Hut Physiotherapy Unit, Malt Lane, Bishops Waltham, Southampton, SO32 1DG	0.46	Freehold	13/12/2018	Unconditional	Informal Tender	£370,000	Yes
34 Nile Street, London, N1 7TP	0.12	Leasehold	14/12/2018	Unconditional	Private Treaty	£5,250,000	No
Canterbury Street Surgery, Gillingham, ME7 5EF	0.30	Freehold	18/12/2018	Unconditional	Private Treaty	£865,000	Yes
Plot 2 at Sutton Hospital, Cotfold Road, Sutton, SM2 5NF	0.41	Freehold	19/12/2018	Unconditional	Private Treaty	£2,199,000	Yes
Hulton Centre for Health, Linnyshaw Close, Bolton, BL3 4WL	0.59	Freehold	20/12/2018	Unconditional	Informal Tender	£776,000	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
Bluebell House, Royal George Road, Burgess Hill, RH15 9NZ	0.18	Freehold	20/12/2018	Unconditional	Private Treaty	£750,000	No
Dudley Wallis Centre, Sandstone Drive, Prescott, L35 7LS	0.20	Freehold	20/12/2018	Unconditional	Private Treaty	£330,000	No
Teams Family Centre, Northumberland Street, Gateshead, NE8 2PN	0.06	Freehold	20/12/2018	Unconditional	Informal Tender	£90,000	Yes
Devonshire Road Hospital, Devonshire Road, Blackpool, FY3 8AZ	1.53	Freehold	07/01/2019	Unconditional	Private Treaty	£1,050,000	No
Brackley Cottage Hospital, Pebble Lane, Brackley, NN13 7DA	0.09	Freehold	10/01/2019	Unconditional	Informal Tender	£499,950	Yes
1 Manor Quays, Quayside Drive, Walsall, WS2 9EX	Not Known	Freehold	17/01/2019	Unconditional	Private Treaty	£939,000	No
1 Ledbury Road, Hereford, HR1 2SX	0.40	Freehold	23/01/2019	Unconditional	Private Treaty	£830,000	No
Highams Court Health Centre, London, E4 6UV	0.24	Freehold	24/01/2019	Unconditional	Informal Tender	£3,750,000	Yes
Diary car park, 87-90, Bensham Lane, Thornton Heath, CR7 7EU	0.45	Freehold	01/02/2019	Unconditional	Formal Tender	£4,000,000	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
111 & 113 Locksway Road, St James Hospital, Portsmouth, PO4 8LD	0.25	Freehold	05/02/2019	Unconditional	Private Treaty	£1,100,000	No
Boker Lane Health Centre, Boker Lane, East Boldon, NE36 0RY	0.10	Freehold	07/02/2019	Unconditional	Private Treaty	£300,000	Yes
Westridge, Horsemarling Lane, Stonehouse, GL10 3HA	1.80	Freehold	14/02/2019	Conditional to Unconditional	Private Treaty	£500,000	No
Carter Bequest Hospital, 43 Cambridge Rd, Middlesbrough, TS5 5NH	0.59	Freehold	20/02/2019	Unconditional	Priority Purchaser	£400,000	Yes
32 High Street, Pembury, Kent, TN2 4NY	16.34	Freehold	21/02/2019	Unconditional	Formal Tender	£5,650,000	No
Fairstead Carpark, Mulberry Road, Kings Lynn, PE30 4SR	Not Known	Freehold	25/02/2019	Unconditional	Auction	£102,500	Yes
Wolverhampton & Midland Counties Eye Infirmary, Wolverhampton Road, Wolverhampton, WV10 0QP	1.80	Freehold	28/02/2019	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
Land at Launceston Hospital, Link Road, Launceston, Cornwall, PL15 9JD	0.20	Freehold	28/02/2019	Unconditional	Priority Purchaser	£80,000	Yes
Royal National Throat, Nose and Ear Hospital Bloomsbury Overage, 330 Gray's Inn Road, London, WC1X 8DA	N/A	N/A	05/03/2019	Unconditional	Overage	£11,580,000	N/A
Epsom Hospital, Dorking Road, Epsom, KT18 7EG	1.08	Freehold	06/03/2019	Unconditional	Private Treaty	£18,500,000	Yes
Victoria House, Park Street, Hull, HU2 8TD	1.00	Freehold	06/03/2019	Unconditional	Formal Tender	£845,000	Yes
804 Walsall Road, Birmingham, B42 1EU	0.08	Freehold	14/03/2019	Unconditional	Auction	£365,526	Yes
18 Vinery Road, Cambridge, CB1 3DX	0.20	Freehold	15/03/2019	Unconditional	Open Market	£1,600,000	No
Town Wharf, Cavell Close, Walsall, WS2 9NG	0.10	Freehold	15/03/2019	Unconditional	Private Treaty	£920,000	No
121 Hollyfast Road, Coundon, Coventry, CV6 2AE	0.03	Freehold	20/03/2019	Unconditional	Private Treaty	£207,000	Yes

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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
Parkside Clinic, 63 -65 Lancaster Road, London, W11 1QC	0.07	Freehold	22/03/2019	Unconditional	Informal Tender	£4,226,567	Yes
Saul Street Clinic, Saul Street, Preston, Lancashire, PR1 2QU	0.13	Freehold	22/03/2019	Unconditional	Private Treaty	£427,000	Yes
Newholme Hospital (Part A), Baslow Road, Bakewell, DE45 1AD	0.20	Freehold	25/03/2019	Unconditional	Priority Purchaser	£440,000	Yes
Labert Memorial Hospital, Chapel Street, Thirsk, YO7 1LU	Not Known	Freehold	27/03/2019	Unconditional	Priority Purchaser	£350,000	Yes
St Peters Hospital, Guilford Road, Chertsey, Surrey, KT16 0PZ	3.50	Freehold	28/03/2019	Unconditional	Informal Tender	£43,944,160	Yes
Nurses Home, Hermitage Lane, Maidstone, Kent, ME16 9NN	0.99	Freehold	28/03/2019	Unconditional	Formal Tender	£12,500,000	Yes
Retained Estate at Central Middlesex Hospital, London, NW10 7NS	0.30	Freehold	28/03/2019	Unconditional	Private Treaty	£6,100,000	Yes
184-186 Rye Lane, Peckham, SE15 4NF	1.00	Freehold	28/03/2019	Unconditional	Formal Tender	£1,210,000	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
Old OPD Royal Hampshire County Hospital, Romsey Road, SO22 5DG	0.50	Freehold	28/03/2019	Unconditional	Informal Tender	£5,300,000	No
12 Old Fallings Lane, Wolverhampton, WV10 8BH	0.19	Freehold	28/03/2019	Unconditional	Informal Tender	£190,000	Yes
Marie Foster Centre, Wood Street, Barnet, EN5 4BS	1.00	Freehold	29/03/2019	Unconditional	Informal Tender	£15,475,783	Yes
Barnes Hospital, London, SW14 8SU	0.43	Freehold	29/03/2019	Unconditional	Open Market	£11,125,000	Yes
Land at Northumbria Specialist Emergency Care Hospital, Northumbria Way, Cramlington, Northumberland, NE23 6NZ	2.02	Freehold	29/03/2019	Unconditional	Informal Tender	£2,800,000	No
Haydon House, Haydon Way, St Johns Hill, Battersea, London, SW11 1YG	0.03	Freehold	29/03/2019	Unconditional	Formal Tender	£2,750,000	No
Woodbury Downs Children Centre, Springpark Drive, London, N4 2NP	Not Known	Freehold	29/03/2019	Unconditional	Priority Purchaser	£1,150,000	Yes

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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
90 C Wrotham Road, Gravesend, DA11 0PQ	0.21	Freehold	29/03/2019	Unconditional	Private Treaty	£925,000	Yes
Woodacre, 38 Darcy Road, Colchester, C05 0RR	2.07	Freehold	29/03/2019	Unconditional	Informal Tender	£500,000	Yes
Northern Moor Combined Clinic, Moorcroft Road, Manchester, M23 0AT	0.18	Freehold	29/03/2019	Unconditional	Informal Tender	£485,000	Yes
Shaftesbury House, 480 Harehills Lane, Leeds LS9 6NG	Not Known	Freehold	29/03/2019	Unconditional	Informal Tender	£373,249	Yes
Campus for Ageing and Vitality, Westgate Road, Newcastle Upon Tyne, NE4 6BE	10.50	Freehold	29/03/2019	Unconditional	Informal Tender	£7,470,000	No
Mulberry House, Alder Hey Children's Hospital, Eaton Road, Liverpool, L12 2AP	1.55	Freehold	29/03/2019	Unconditional	Formal Tender	£4,400,000	No
The Limes, Leigh Infirmary, The Avenue, Leigh, WN7 1HS	1.10	Freehold	29/03/2019	Unconditional	Private Treaty	£1,600,000	No
Waterside Health Centre, Infirmary Street, Blackburn, BB2 3SF	0.08	Freehold	29/03/2019	Unconditional	Informal Tender	£245,000	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
Purley Clinic, 62 Whytecliffe Road, Purley, Surrey, CR8 2AR	0.07	Freehold	29/03/2019	Conditional to Unconditional	Informal Tender	£1,525,000	No
North Middlesex Hospital, Sterling Way, London, N18 1QX	N/A	N/A	29/03/2019	Unconditional	Overage	£1,266,600	N/A
Bailden Clinic, Cliffe Avenue, Baildon, Shipley, BD17 6NX	0.04	Freehold	29/03/2019	Unconditional	Informal Tender	£167,500	Yes
The Junction (Children's Unit), Piccadilly, Lancaster, LA1 4PW	0.81	Freehold	29/03/2019	Unconditional	Private Treaty	£850,000	No
7 Marston Drive, Kingshurst, Birmingham, B37 6BD	0.07	Freehold	29/03/2019	Unconditional	Priority Purchaser	£71,800	Yes
163 Kingston Road , New Malden, KT3 3NN	N/A	N/A	29/03/2019	Unconditional	Overage	£66,970	N/A
Northwick Park Hospital, Harrow, HA1 3UJ	2.75	Freehold	31/03/2019	Unconditional	Solus	£16,100,000	Yes

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Retrospective sales from the 2016/2017 and 2017/18 financial years:

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
Chase Farm Hospital Plot B, 127 The Ridgeway, Enfield, EN2 8JL	5.13	Freehold	30/03/2017	Conditional to unconditional	Private Treaty	£49,950,000	No
Part of East Dulwich Grove, Dulwich, London, SE22 8PT	Not Known	Freehold	05/05/2017	Unconditional	Priority Purchaser	£537,492	No
Rushden Ambulance Station, Station Road, Rushden, NN10 9SJ	0.73	Freehold	25/10/2017	Unconditional	Formal Tender	£205,500	No
300 Holyhead Road, Wellington, Telford, TF1 2EF	0.41	Freehold	10/11/2017	Unconditional	Formal Tender	£511,000	No
Ulverston Ambulance Station, Victoria Road, Ulverston, LA12 0EN	0.17	Freehold	15/12/2017	Unconditional	Informal Tender	£230,000	No
309 Cressex Road, High Wycombe, Buckinghamshire, HP12 4QF	0.39	Freehold	17/12/2017	Unconditional	Formal Tender	£2,305,000	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
Chaddeslode House, 130-131 Abbey Foregate, Shrewsbury, Shropshire, SY2 6AX	0.72	Freehold	21/12/2017	Unconditional	Formal Tender	£825,000	Yes
17/19 Lumley Avenue, Skegness, PE25 2AP	0.08	Freehold	14/02/2018	Unconditional	Private Treaty	£240,000	No
72-74 Moat Road, East Grinstead, RH19 3LH	0.20	Freehold	27/02/2018	Unconditional	Informal Tender	£880,000	Yes
Strip of land on Lawkholme Lane, Keighley, BD21 3LB	0.07	Freehold	10/03/2018	Unconditional	Private Treaty	£50,500	No
Former Yorkshire Ambulance Service, Moorgate Road, Rotherham, South Yorkshire, S60 2BQ	0.50	Freehold	14/03/2018	Unconditional	Informal Tender	£775,000	No
Land at Lawn Avenue, Peterborough, PE1 3RB	0.11	Freehold	20/03/2018	Unconditional	Priority Purchaser	£55,000	Yes
Bramble House, Kingsway, Derby, DE22 3LZ	1.50	Freehold	21/03/2018	Unconditional	Public Auction	£1,875,000	No
14,15,16,17, 18 and 19 Tottenham Mews, London, W1T 4AA	0.04	Freehold	26/03/2018	Unconditional	Private Treaty	£7,330,000	Yes

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
456 Armstrong Road, Newcastle Upon Tyne, Tyne And Wear, NE15 6BY	Not Known	Freehold	26/03/2018	Unconditional	Priority Purchaser	£690,000	Yes
163 Kingston Road, New Malden, KT3 3NN	0.03	Freehold	31/03/2018	Unconditional	Formal Tender	£4,187,000	Yes

Ministry of Defence

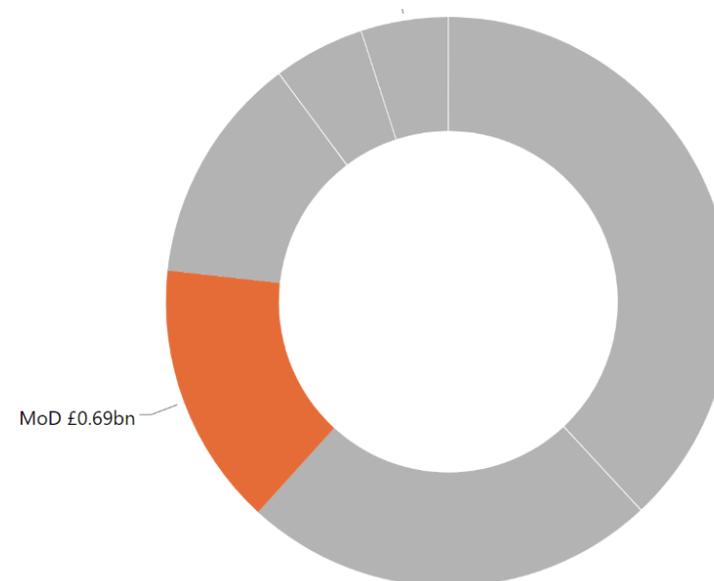
Ministry of Defence (MoD) has disposed of 43 sites between April 2018 and March 2019, which generated £82.83 million in receipts. Of these 9 were sold for £1 or less.

This can happen for a number of reasons and in these cases,

- Disposing of the liabilities of substations and strips of land that are undevelopable to a utility company to facilitate a development agreement;
- To comply with section 106 obligations for education provision;
- Professionally valued at £1
- Site included in the Portsmouth City Deal Government Initiative to support regeneration.

Over the first four years of the Land Disposals Programme the MoD has generated £693.40 million through the sale of 127 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 undertaking made in the Strategic Defence and Security Review 2015 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
Princess Royal Barracks, Land Adjacent to Newfoundland Road, Deepcut, GU16 6RW	Not Known	Freehold	04/04/2018	Unconditional	Private Treaty	£1	No
Princess Royal Barracks, Substation, Land to the West of Deepcut Bridge Road, Deepcut, GU16 6RW	Not Known	Freehold	04/04/2018	Unconditional	Private Treaty	£1	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
Somerset Barracks, Shorncliffe Garrison, CT20 3EU	5.02	Freehold	16/04/2018	Unconditional	Informal Tender	£2,878,420	No
Royal School of Signals, Snows Hill, Blandford Forum, DT11 8BP	1.29	Freehold	24/04/2018	Unconditional	Private Treaty	£70,000	No
Copthorne Barracks, Copthorne Road, SY3 8LZ	6.80	Freehold	04/05/2018	Unconditional	Informal Tender	£16,126,000	Yes
Waterbeach Barracks, Land at Windolf Farm, Waterbeach, CB5 9PA	0.43	Freehold	10/05/2018	Unconditional	Private Treaty	£1	No
Prince Philip Barracks, Bordon Garrison, GU35 9QE	4.70	Freehold	11/05/2018	Unconditional	Land Sale Development Partner	£16,141,665	Yes
Salisbury Plain Training Area (Middle), The Packway, Salisbury, SP4 8FB	2.00	Freehold	11/05/2018	Unconditional	Private Treaty	£1	No
Salisbury Plain Training Area - Tidworth Down, Land Adjacent to Wellington Academy, Ludgershall, Wiltshire, SP11 9RR	2.00	Freehold	11/05/2018	Unconditional	Private Treaty	£1	No
Land at Rowcroft Barracks, Biggs Lane, Arborfield, RG2 9NJ	1.11	Freehold	21/06/2018	Unconditional	Land Sale Development Partner	£3,818,000	No
Salisbury Plain Training Area (South East), Salisbury Plain, SP4 8JW	0.30	Freehold	04/07/2018	Unconditional	Auction	£300,000	No
1-3 Ferry Road, Portsmouth, PO4 9LG	0.07	Freehold	04/07/2018	Unconditional	Auction	£117,000	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
Salisbury Plain Training Area (West), Long Hollows, BA13 4PE	0.12	Freehold	06/07/2018	Unconditional	Auction	£306,000	No
RAF Halton - Station Headquarters, Workshops and Sports Ground, Tring Road, Aylesbury, HP22 5PN	0.14	Freehold	20/07/2018	Unconditional	Private Treaty	£20,000	Yes
Parcel A1, Princess Royal Barracks, Deepcut Bridge Road, GU16 6RW	3.37	Freehold	09/08/2018	Unconditional	Land Sale Development Partner	£11,050,000	Yes
HMS Nelson - United Services Sports Ground, Burnaby Road, Portsmouth, PO1 3HH	0.01	Freehold	13/08/2018	Unconditional	Private Treaty	£6,000	No
Land West of Warcop Training Centre, Appleby-in-Westmorland, CA16 6PA	4.75	Freehold	22/08/2018	Unconditional	Private Treaty	£30,000	Yes
Waterbeach Barracks, Denny End Road, Waterbeach, CB25 9QE	290.50	Freehold	22/08/2018	Unconditional	Private Treaty	£30,000	Yes
Pyestock Hill Training Area, Aldershot Garrison, Kennels Lane, GU14 0LP	27.90	Freehold	07/09/2018	Unconditional	Private Treaty	£3,100,000	No
Service Family Accommodation - Various Locations	N/A	Freehold	28/09/2018	Unconditional	Lease Surrender	N/A	No
Land at Royal Clarence Yard, Weevil Lane, Gosport, PO12 1AS	0.04	Freehold	28/09/2018	Unconditional	Auction	£1	Yes
McGrigor Barracks, Aldershot Garrison, Hospital Road, Aldershot, GU11 2AX	5.04	Freehold	02/10/2018	Unconditional	Land Sale Development Partner	£5,500,000	Yes

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
Kent Volunteer Estate, Dover ATC, Albert Road, CT16 1RD	1.96	Freehold	14/10/2018	Unconditional	Informal Tender	£97,000	No
Parcel X Hazebrouck Barracks, Biggs Lane, Arborfield, RG2 9NJ	4.15	Freehold	31/10/2018	Unconditional	Land Sale Development Partner	£8,425,000	No
Parcel K Hazebrouck Barracks, Biggs Lane, Arborfield, RG2 9NJ	0.37	Freehold	31/10/2018	Unconditional	Land Sale Development Partner	£1,803,000	Yes
ATC Hut, Heavieside Place, Gilesgate, DH1 1JH	0.04	Freehold	08/11/2018	Unconditional	Informal Tender	£40,000	No
Prince Philip Barracks, Bordon Garrison, GU35 9QE	0.25	Freehold	19/11/2018	Unconditional	Land Sale Development Partner	£0	No
Joint Cadet Centre, Tillwicks Road, Bush Fair, Harlow, CM18 6LX	0.12	Freehold	30/11/2018	Unconditional	Informal Tender	£475,000	No
HMS Excellent - Horsea Island South, Horsea Island, PO6 4TT	6.36	Freehold	04/12/2018	Unconditional	Priority Purchaser	£1	No
Princess Royal Barracks - Parcel M, Deepcut, GU16 6RW	Not Known	Freehold	13/12/2018	Unconditional	Land Sale Development Partner	£1	Yes
7 Wains Way, Netheravon, Wiltshire, SP4 9RU	0.06	Freehold	19/12/2018	Unconditional	Auction	£1,500,000	No
Ablington Farm North, Ablington, SP4 8JX	0.09	Freehold	19/12/2018	Unconditional	Auction	£150,000	No
Land at Burgoyne Barracks, West Road, Shorncliffe, CT20 3EU	6.72	Freehold	04/02/2019	Unconditional	Informal Tender	£4,317,629	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
Princess Royal Barracks, Substation, Mindenhurst Road, Deepcut, GU16 6RN	0.01	Freehold	04/03/2019	Unconditional	Land Sale Development Partner	£1	No
Building 84 site, Former Prince Philip Barracks, Budds Lane, Bordon, GU35 9QE	3.00	Freehold	22/03/2019	Unconditional	Land Sale Development Partner	£1,825,000	Yes
Great Yarmouth ACF, 80A Southtown Road, Norfolk NR31 6PB	0.60	Freehold	22/03/2019	Unconditional	Informal Tender	£180,000	No
Woodhouse Farm, Hudswell, North Yorkshire, DL11 6DF	0.33	Freehold	27/03/2019	Unconditional	Auction	£248,000	No
Street House Farm, Cumbria, CA16 6PA	0.19	Freehold	27/03/2019	Unconditional	Auction	£100,000	No
Alamein Barracks Training Area, Driffield Training Area, Driffield, YO25 9HD	1.33	Freehold	27/03/2019	Unconditional	Auction	£81,000	Yes
Service Family Accommodation - Various Locations	N/A	Freehold	29/03/2019	Unconditional	Lease Surrender	N/A	No
Land at Hazebrouck Barracks, Biggs Lane, Arborfield, RG2 9NJ	0.92	Freehold	29/03/2019	Unconditional	Land Sale Development Partner	£4,000,000	No
Government Pipelines and Storage Systems Redcliff Bay - Land Adjoining Railway, Down Road, BS20 8JX	0.12	Freehold	29/03/2019	Unconditional	Private Treaty	£100,000	No
Service Family Accommodation - Various Locations	N/A	Freehold	31/03/2019	Unconditional	Lease Surrender	N/A	No

Transparency Report

Retrospective sales from the 2017/18 financial year:

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
Princess Royal Barracks - Officer Mess, Land at Rear of 27 Drifters Drive, Deepcut, GU16 6RW	0.02	Freehold	19/06/2017	Unconditional	Private Treaty	£5,000	No
Princess Royal Barracks - Officer Mess, Land at Rear of 26 Drifters Drive, Deepcut, GU16 6RW	0.01	Freehold	19/06/2017	Unconditional	Private Treaty	£3,333	No
Princess Royal Barracks - Officer Mess, Land at Rear of 28 Drifters Drive, Deepcut, GU16 6RW	0.01	Freehold	25/08/2017	Unconditional	Private Treaty	£333	No
Service Family Accommodation - Plymouth	0.02	Freehold	16/02/2018	Unconditional	Private Treaty	£200,000	No

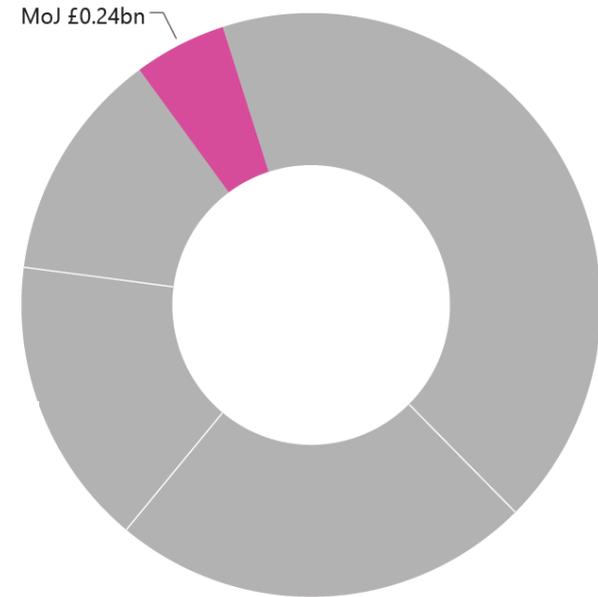
Ministry of Justice

The Ministry of Justice (MoJ) sold 11 sites between April 2018 and March 2019 which generated £89.18 million in receipts. Retrospective sales reported for the financial year 2017/18 generated £672,000 over 2 sites. In the first four years of the programme the MoJ has generated £230.87 million from 141 sites and £10.82 million from 9 clawback and overage payments.

Despite significant market uncertainties, on the 8th March 2019 MoJ announced the successful sale of the former Holloway Prison site to the social housing group Peabody in partnership with developer London Square. The sale realised £81,495,000. The sale of Holloway will help drive forward MoJ commitment to invest in its estate, including replacing ageing prisons with modern, purpose built establishments, which improve rehabilitation and create safe and secure environments. MoJ worked closely with the local authority and providers to ensure the amount of affordable housing on site meets local needs with 1000 homes to be provided while also delivering best value to the taxpayer.

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.



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
Watford Magistrates Court, Clarendon Road, Watford, WD17 1LA	0.26	Freehold	23/05/2018	Unconditional	Private Treaty	£3,836,000	Yes
Keighley Magistrates Court, Bradford Road, Bingley, West Yorkshire, BD16 1YA	0.15	Freehold	07/06/2018	Unconditional	Private Treaty	£254,310	Yes
Unit 7, Meridians Cross, Ocean Way, Ocean Village, Southampton, SO14 3TJ	0.02	Leasehold	08/06/2018	Conditional	Private Treaty	£311,000	Yes
Cheetham Hill Office, Cheeham Hill, Humphrey, Street Street, M8 9JR	0.06	Leasehold	14/06/2018	Conditional to Unconditional	Auction	£400,000	No
Ashton Probation Service, Francis Thompson Drive, Ashton Under Lyne, Lancashire, OL6 7AJ	0.04	Freehold	18/06/2018	Conditional	Private Treaty	£188,250	No
Liverpool (Dale Street) Magistrates Court, 107-111 Dale Street, Liverpool, L2 2JQ	0.30	Freehold	12/07/2018	Unconditional	Private Treaty	£1,000,000	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 Churchill Way, Morpeth, Northumberland, NE65 9DB	Not Known	Freehold	11/10/2018	Unconditional	Auction	£155,000	No
Oswestry Magistrates and County Court, Holbache Road, Oswestry, Shropshire, SY11 1RP	0.05	Freehold	12/12/2018	Unconditional	Private Treaty	£110,602	Yes
HMP Holloway, Parkhurst Rd, London, N7 0NU	4.67	Freehold	07/03/2019	Unconditional	Private Treaty	£81,495,000	Yes
Lyndhurst Magistrates Court, Pikes Hill, Lyndhurst, Hampshire, SO43 7AY	0.22	Freehold	29/03/2019	Unconditional	Private Treaty	£900,000	Yes
Richmond Upon Thames Magistrates Court Parking Spaces, The Court House Parkshot, Richmond, Surrey, TW9 2RF	Not Known	Leasehold	29/03/2019	Unconditional	Private Treaty	£530,000	No

Transparency Report

Retrospective sales from the 2017/18 financial year:

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
Eden House, 11-13 Snowdon Road, Bristol, BS16 2EQ	0.40	Freehold	12/05/2017	Unconditional	Auction	£622,000	No
Towcester Magistrates' Court, Watling Street, Towcester, Northamptonshire, NN12 6AG	0.02	Leasehold	21/02/2018	Unconditional	Surrender	£50,000	Yes

Ministry for Housing, Communities and Local Government and Homes England

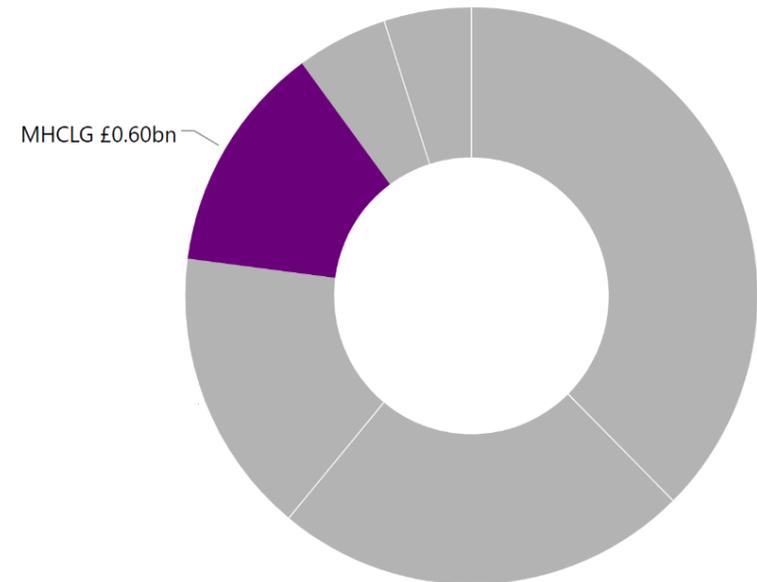
The Ministry for Housing, Communities and Local Government (MHCLG) and Homes England have undertaken 89 disposals between April 2018 and March 2019, which generated £91.57 million in receipts and have received 26 overage payments totaling £12.34 million. Of these 7 were sold for £1 or less. This can happen for a number of reasons and in these cases sites were sold because:

- Purchasers had a contractual right to acquire the site as a result of an existing covenant for the lessee to acquire the site for £1 after a certain period;
- Sites required significant remediation to enable development to take place;
- To support wider community infrastructure for education provision;
- Professionally valued at £1;
- Disposing of the liabilities of strips of land that are undevelopable.

Over the four years of the Land Disposals Programme MHCLG has generated £601.68 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 to respond to the long-term housing challenges facing the country.

Homes England will intervene in the market to ensure more people in England have access to good quality and better designed homes, in the right places and supported by local communities. They work with partners across the industry to accelerate the pace of house-building, pre-empt and tackle market failure and to shape a more sustainable, resilient and diverse housing market are key challenges.



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 F & G Upton, Northampton, NN5 4UX	N/A	N/A	01/04/2018	Unconditional	Overage	£438,107	N/A
Lillyhall Estate, excluding Lillyhall West and Structural Landscaping, Cumbria, CA14 4JW	36.49	Freehold	03/04/2018	Unconditional	Advertised	£752,559	No
North West Industrial Estate, Peterlee, SR8 2HY	2.13	Freehold	03/04/2018	Unconditional	Negotiated	£833	No
Lillyhall West Industrial Estate (221), Cumbria, CA14 4JR	10.41	Freehold	09/04/2018	Unconditional	Advertised	£240,000	No
Trumpet Land, Park Prewett, Basingstoke, Hampshire, RG24 9GY	4.65	Freehold	10/04/2018	Unconditional	Delivery Partner Panel	£1,900,033	Yes
Kingsmead South Site 3 and 4, Milton Keynes, Buckinghamshire, MK4 4HQ	4.97	Freehold	13/04/2018	Unconditional	Delivery Partner Panel	£12,179,306	Yes
Car Park South of Edgar Mobbs Way (EZ Sites 7 B & D), Northampton, NN5 5FL	3.49	Freehold	24/04/2018	Unconditional	Negotiated	£320,000	No
Corby Youth Centre, Cottingham Road, Corby, NN17 1SY	0.49	Freehold	26/04/2018	Unconditional	Negotiated	£290,000	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
Manor/Kingsway Hospital, Derby, DE22 3LZ	N/A	N/A	30/04/2018	Unconditional	Overage	£469	N/A
City & Growth Deals, Manchester, Bickershaw Colliery, Leigh, WN7 4QD	N/A	N/A	01/05/2018	Unconditional	Overage	£700,000	N/A
Rampart Way (West). Telford, TF3 4NA	1.69	Freehold	08/05/2018	Unconditional	Advertised	£517,906	No
Ashwood Business Park, Northumberland, Oakwood Way, NE63 0XD	127.68	Freehold	11/05/2018	Unconditional	Negotiated	£1,700,000	No
Kingston Marine Park, East Cowes, Isle of Wight, PO32 6GJ	6.58	Freehold	24/05/2018	Unconditional	Negotiated	£600,000	No
Plot A(iii), Wheat Leasows East - Telford - Hortonwood, TF1 6AJ	0.18	Freehold	24/05/2018	Unconditional	Advertised	£70,000	No
Phase 2A, Park Prewett North Area, Basingstoke, Hampshire, RG24 9RF	2.81	Freehold	25/05/2018	Unconditional	Negotiated	£4,250,000	No
Dinnington Phase 2, Dinnington, S25 2JY	33.14	Freehold	25/05/2018	Unconditional	Advertised	£1,149,075	No
Land rear of 18 Church View, Oakington, South Cambridgeshire, CB24 3DE	0.03	Freehold	28/05/2018	Unconditional	Negotiated	£1,780	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
Land rear of 20 Church View, Oakington, South Cambridgeshire, CB24 3DE	0.02	Freehold	28/05/2018	Unconditional	Negotiated	£1,640	No
Land rear of 19 Church View, Oakington, South Cambridgeshire, CB24 3DE	0.03	Freehold	28/05/2018	Unconditional	Negotiated	£1,580	No
Land rear of 17 Church View, Oakington, South Cambridgeshire, CB24 3DE	0.03	Freehold	28/05/2018	Unconditional	Negotiated	£1,520	No
Land rear of No 16 Church View, Oakington, South Cambridgeshire, CB24 3DE	0.02	Freehold	28/05/2018	Unconditional	Negotiated	£1,320	No
Land at Ingersley Vale, Bollington, SK10 5BP	1.01	Freehold	31/05/2018	Unconditional	Advertised	£677,500	No
Burt Street Workshop Units, Blyth Quayside, NE24 1NE	0.37	Freehold	01/06/2018	Unconditional	Advertised	£450,000	No
Severalls Hospital Phase 1, Colchester, CO4 5HG	N/A	N/A	11/06/2018	Unconditional	Overage	£3,000,000	N/A
Green Park Energy Lease, Askern Colliery, DN6 0BT	0.67	Freehold	12/06/2018	Unconditional	Negotiated	£333,000	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 South Of Eastway, Preston, PR2 9RN	2.58	Freehold	18/06/2018	Unconditional	Negotiated	£52,275	No
Land at Meadowfield Industrial Estate, County Durham, DH7 8RJ	12.15	Freehold	22/06/2018	Unconditional	Negotiated	£720,000	No
Plot 1B, Grant Option Land, Castlegate Drive, Dudley, DY1 4RH	0.25	Freehold	29/06/2018	Unconditional	Advertised	£300,000	No
South West Industrial Estate, Unit 4A Whitehouse Industrial Park, SR8 2RU	2.35	Freehold	29/06/2018	Unconditional	Negotiated	£1,000	No
St Leonards Hospital, East Dorset, BH24 2RZ	N/A	N/A	02/07/2018	Unconditional	Overage	£448,000	N/A
Estuary Commerce Park Plot 1b Front Plot, Liverpool, L24 8QR	N/A	N/A	02/07/2018	Unconditional	Overage	£19,600	N/A
Plot 10, Venture Point, Speke, Liverpool, L24 9PB	0.45	Leasehold	06/07/2018	Unconditional	Advertised	£165,000	Yes
Plot 02, Deerbolt, County Durham, DL12 9BG	9.47	Freehold	13/07/2018	Unconditional	Delivery Partner Panel	£959,316	Yes
Invista Site - Site 3, TS10 4RG	1.62	Freehold	23/07/2018	Unconditional	Negotiated	£246,046	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
Limekilns, Wellington Street, Liverpool, L3 6JH	0.08	Freehold	23/07/2018	Unconditional	Negotiated	£203,556	No
Tankersley Developable Employment Site East, Tankersley, Rockingham, S74 0QA	1.58	Freehold	23/07/2018	Unconditional	Advertised	£75,000	No
City & Growth Deals, Manchester, Bickershaw Colliery, Leigh, WN7 4QD	N/A	N/A	25/07/2018	Unconditional	Overage	£372,167	N/A
Residential Development Parcel N2, Cottam Hall, Preston, PR4 0WD	5.49	Freehold	31/07/2018	Unconditional	Advertised	£3,900,000	Yes
Former Cotgrave Colliery, Colliers Way, Rushcliffe, NG12 3HA	N/A	N/A	31/07/2018	Unconditional	Overage	£1,802,804	N/A
Quebec Barracks, East Hampshire, GU35 0LA	N/A	N/A	01/08/2018	Unconditional	Overage	£267,489	N/A
Phase 1 Campbell Park Central, Milton Keynes, MK9 4AH	N/A	N/A	01/08/2018	Unconditional	Overage	£43,575	N/A
Daedalus Park, Daedalus Airfield, Lee on Solent, Gosport, PO13 9JY	1.16	Freehold	03/08/2018	Unconditional	Advertised	£151,427	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
Site 4a, Ash Pole Spinney, Milton Keynes, MK4 4TH	N/A	N/A	06/08/2018	Unconditional	Overage	£364,782	N/A
Site C, Lamplight Way, Agecroft Colliery, Salford, M27 8UJ	1.60	Leasehold	13/08/2018	Unconditional	Advertised	£1	No
Access to Bloor Site - Keckwick Brook, Sandymoor, Runcorn, WA7 1XJ	0.17	Freehold	17/08/2018	Unconditional	Negotiated	£900,000	No
Puny Drain Area C, South Lynn, PE30 5NB	2.69	Freehold	20/08/2018	Unconditional	Advertised	£218,525	No
Plot 4, Harts Farm Way, Broadmarsh, Havant, PO9 1HS	2.66	Freehold	21/08/2018	Unconditional	Advertised	£850,000	Yes
President Park, Sheffield, S4 7UR	0.92	Freehold	31/08/2018	Unconditional	Auction	£1,000	No
Land Adjacent to Horton Farm, Horton Lane (Plot B), North Hortonwood, TF6 6DT	0.36	Freehold	03/09/2018	Unconditional	Advertised	£431,109	No
Milford Hospital, 'Leithfield Park', Waverley, GU7 1UG	N/A	N/A	06/09/2018	Unconditional	Overage	£588,220	N/A
Site 4a, Ash Pole Spinney, Milton Keynes, MK4 4TH	N/A	N/A	06/09/2018	Unconditional	Overage	£254,197	N/A

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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
Lodgewood Ransom Strip, Lodgewood Farm, Telford, TF2 9PD	0.06	Freehold	06/09/2018	Unconditional	Negotiated	£150,000	No
Priory Road Site, Aston RIS, Birmingham, B6 7TG	0.84	Freehold	13/09/2018	Unconditional	Advertised	£1,898,585	No
Braids Farm and sub-station site adjacent Kings Court, Pickerings Farm, Leyland, PR1 9TQ	0.01	Freehold	21/09/2018	Unconditional	Negotiated	£501	No
Chatham Maritime - J2, Kent, ME4 3ER	0.56	Leasehold	24/09/2018	Unconditional	Advertised	£65,000	No
Courtauld Road / Nevendon Drive, Basildon, SS13 1BF	1.61	Freehold	24/09/2018	Unconditional	Advertised	£1	No
Site 16A, Southend Arterial Road, Basildon, SS14 3WF	2.05	Freehold	26/09/2018	Unconditional	Advertised	£3,199,999	No
Chequer Lane, Up Holland, Skelmersdale, WN8 0DE	4.96	Freehold	28/09/2018	Unconditional	Advertised	£3,572,990	No
South West Industrial Estate Unit 4B, Whitehouse Industrial Park, SR8 2RU	0.98	Freehold	28/09/2018	Unconditional	Negotiated	£1,000	No
Quebec Barracks, East Hampshire, GU35 0LA	N/A	N/A	01/10/2018	Unconditional	Overage	£639,920	N/A

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
Non Developable Land - Coney Green Farm, Clay Cross, S45 9JW	2.33	Freehold	02/10/2018	Unconditional	Auction	£2,500	No
Hilton Cross, South Staffordshire, WV10 7QZ	5.20	Freehold	05/10/2018	Unconditional	Negotiated	£2,480,000	No
Education Land, Oakington, South Cambridgeshire, CB24 3DE	16.78	Freehold	11/10/2018	Unconditional	Negotiated	£1	No
Access track, Shireoaks, S81 8AD	0.15	Freehold	15/10/2018	Unconditional	Negotiated	£1,000	No
City & Growth Deals, Manchester, Bickershaw Colliery, Leigh, WN7 4QD	N/A	N/A	19/10/2018	Unconditional	Overage	£90,498	N/A
Retained Land at B4.4, Avebury Boulevard, MK9 1DL	3.52	Freehold	22/10/2018	Unconditional	Negotiated	£840,000	No
Central Park Highway Transfer, Darlington, DL1 1HG	0.37	Freehold	24/10/2018	Unconditional	Negotiated	£1	No
Site 2, Donnington Campus, TF2 7NA	1.74	Freehold	31/10/2018	Unconditional	Advertised	£499,500	No
City & Growth Deals, Preston, Land at Eastway, Fulwood, PR3	N/A	N/A	01/11/2018	Unconditional	Overage	£103,687	N/A

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
Pool Hill Road, Telford, Shropshire, TF4 3AS	0.02	Freehold	05/11/2018	Unconditional	Negotiated	£1	No
1HA Parcel, Gardiners Lane South, Basildon, SS14 3AN	1.01	Freehold	07/11/2018	Unconditional	Negotiated	£1,800,000	No
Severalls Hospital Phase 1, Colchester, CO4 5HG	N/A	N/A	09/11/2018	Unconditional	Overage	£35,606	N/A
Site 2A, Meadowfield Industrial Estate, County Durham, DH7 8RJ	0.32	Freehold	21/11/2018	Unconditional	Negotiated	£60,000	No
Pumpfields, Liverpool, L3 6BY	0.63	Freehold	29/11/2018	Unconditional	Negotiated	£1	No
City & Growth Deals, Preston, Land at Eastway, Fulwood, PR3	N/A	N/A	03/12/2018	Unconditional	Overage	£242,006	N/A
Marksbury Road Residential - Plot 2, Bristol, BS3 5JQ	N/A	N/A	03/12/2018	Unconditional	Overage	£160,000	N/A
Quebec Barracks, East Hampshire, GU35 0LA	N/A	N/A	04/12/2018	Unconditional	Overage	£480,557	N/A
Site BC2140/2a, Dawdon Industrial Estate, Dawdon Colliery, SR7 7PP	2.85	Freehold	05/12/2018	Unconditional	Negotiated	£2,500	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, Milton Keynes, MK10 9EN	N/A	N/A	14/12/2018	Unconditional	Overage	£85,000	N/A
Scout Hut Site, Coldeast Hospital, Fareham, SO31 7NJ	0.25	Freehold	14/12/2018	Unconditional	Negotiated	£5,000	No
Dunning Hanger, Daedalus Airfield, Lee on Solent, Gosport, S25 2JY	3.85	Freehold	19/12/2018	Unconditional	Negotiated	£1,250,000	Yes
Central Ambulance Station, Marybush Lane, Bristol, BS2 0JB	1.29	Freehold	20/12/2018	Unconditional	Delivery Partner Panel	£1,830,000	Yes
Cowpen Lane Industrial Estate, County Durham, TS23 4JA	0.56	Freehold	20/12/2018	Unconditional	Auction	£50,000	No
The Hythe, Colchester, Essex, CO2 8HT	1.13	Freehold	21/12/2018	Unconditional	Auction	£720,000	No
Oxley Park 4a & 5, Milton Keynes, MK4 4TH	N/A	N/A	21/12/2018	Unconditional	Overage	£646,615	N/A
Land Adjacent to Innovation Boulevard, Edge Lane, Liverpool, L7 9PQ	2.89	Freehold	31/12/2018	Unconditional	Negotiated	£1,500,000	No
Mollington Street - North Live, Birkenhead, CH41 9HJ	2.44	Freehold	11/01/2019	Unconditional	Negotiated	£1	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
Lancaster Moor Hospital, Lancaster, LA2 9HJ	N/A	N/A	17/01/2019	Unconditional	Overage	£8,712	N/A
Land off Casswell Road, Brackmills Industrial Estate, CH41 1LF	0.88	Freehold	28/01/2019	Unconditional	Negotiated	£50,000	No
Plot 2, Harts Farm Way, Broadmarsh, Havant, PO9 1HS	1.98	Freehold	31/01/2019	Unconditional	Advertised	£775,000	Yes
City & Growth Deals, Manchester, Bickershaw Colliery, Leigh, WN7 4QD	N/A	N/A	08/02/2019	Unconditional	Overage	£643,225	N/A
Camrex House, Sunderland, SR1 2AQ	0.16	Freehold	06/02/2019	Unconditional	Advertised	£350,000	No
Plots 10 and 11 Burma Drive, Kingston Upon Hull, HU9 5SD	0.62	Freehold	19/02/2019	Unconditional	Advertised	£185,000	No
Plot 2 Castlegate Business Park, Dudley, DY1 4RH	0.39	Freehold	20/02/2019	Unconditional	Advertised	£141,000	No
Plot Q, Osprey Quay, Portland, DT5 1BL	1.19	Freehold	26/02/2019	Unconditional	Advertised	£1,100,000	No
Former TA Centre, Bar Road, Falmouth, TR11 3XG	0.66	Leasehold	14/03/2019	Unconditional	Negotiated	£1,577,000	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 Diana Princess Of Wales Hospital, North East Lincolnshire, DN33 1DS	N/A	N/A	15/03/2019	Unconditional	Overage	£99,141	N/A
Quorum Business Park, Balliol Business Park, NE12 8EW	19.79	Freehold	21/03/2019	Unconditional	Negotiated	£75,000	No
Plot 7 & 8 Legal Aid Agency, Viking Industrial Estate, NE32 3DP	1.85	Freehold	21/03/2019	Unconditional	Negotiated	£5,000	No
Whalleys 5, Lucas Cottage, Skelmersdale, WN8 7SE	6.51	Freehold	26/03/2019	Unconditional	Advertised	£3,997,500	Yes
Whalleys 2, Cobbs Clough, Skelmersdale, L40 6JH	15.66	Freehold	26/03/2019	Unconditional	Advertised	£2,500,000	Yes
Remaining Land off Banbury Lane, Northampton, NN4 9QE	1.20	Freehold	26/03/2019	Unconditional	Advertised	£1,934,000	No
Hadley Park E, Telford, TF1 6QJ	2.07	Freehold	26/03/2019	Unconditional	Advertised	£686,000	No
Site 2B, Meadowfield Industrial Estate, County Durham, DH7 8RJ	0.24	Freehold	26/03/2019	Unconditional	Advertised	£60,000	No

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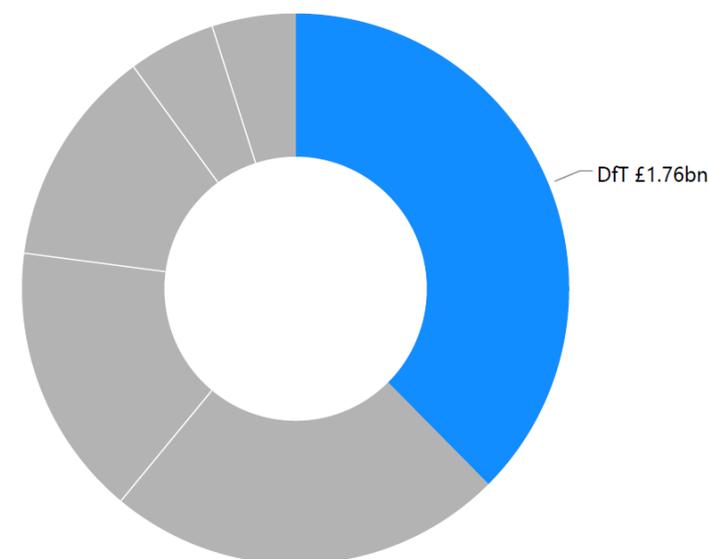
Land/ property name	Size of land area (hectares)	Freehold or Leasehold	Date receipt claimed	Conditional or unconditional contract	Method of disposal	Sold receipt value	Overage/clawback details included as part of the sale
Land at Meadowfield Industrial Estate, DH7 8RJ	0.89	Freehold	27/03/2019	Unconditional	Advertised	£12,000	No
Asset Transfer, Milton Keynes, MK9	N/A	N/A	28/03/2019	Unconditional	Overage	£802,149	N/A
Bridge End Landscaping Strip, Bridgend, Hexham, NE46 4DQ	0.01	Freehold	28/03/2019	Unconditional	Advertised	£8,601	No
Phase 2B, Park Prewett North Area, Basingstoke, Hampshire, RG24 9RF	3.49	Freehold	29/03/2019	Unconditional	Delivery Partner Panel	£8,121,750	Yes
Phase 2, Upton Park, Northampton, NN5 4UX	7.89	Freehold	29/03/2019	Unconditional	Delivery Partner Panel	£5,593,409	Yes
Phase 1, Upton Park, Northampton, NN5 4UX	6.87	Freehold	29/03/2019	Unconditional	Delivery Partner Panel	£5,593,409	Yes
Standish Hospital, Housemarling Lane, Standish, Gloucestershire, GL10 3DA	13.42	Freehold	29/03/2019	Unconditional	OJEU	£1,954,972	Yes
Land at Eldon Whins, Aycliffe, DL5 7JL	9.21	Freehold	29/03/2019	Unconditional	Delivery Partner Panel	£1,266,416	Yes
Plot 11 (Custom Build), Pound Lane, Basildon, SS15 5SZ	1.18	Freehold	29/03/2019	Unconditional	Advertised	£607,000	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
Site B - Thorby Avenue, March, Cambridgeshire, PE15 0AZ	0.86	Freehold	29/03/2019	Unconditional	Negotiated	£250,000	No
Plot 3 Nelson Park West, Northumberland, NE23 1WQ	1.02	Leasehold	29/03/2019	Unconditional	Negotiated	£189,000	No

Department for Transport

Department for Transport (DfT), Network Rail, London and Continental Railways, and smaller landowning Arms-Length Bodies have disposed of 58 sites including the commercial portfolio consisting of railway arches and other sites and 1 overage payment between April 2018 and March 2019, which generated £1.51 billion in receipts. Since the publication of last year's Transparency Report DfT has also reported a further £7 million of sales for the financial year 2017/18. The total receipts generated by DfT over the first four years of the Land disposals programme is £1.76 billion over 291 sites and 1 overage payment.

Following the 2016 announcement of Network Rail Property, the organisation has disposed of property to support its business ambitions. Network Rail has completed a landmark transaction in February 2019, which 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
Land alongside 15 Beech Lane, Stretton, Burton-On-Trent, Staffordshire, DE13 0DU	0.01	Freehold	05/04/2018	Unconditional	Private Treaty	£15,000	Yes
Mill Farm, Millers Lane, Gateshead, Newcastle, NE16 3DR	0.24	Freehold	19/04/2018	Unconditional	Special Purchaser	£65,000	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
83 Osbourne Street, Stockport, Manchester, SK6 2EX	0.02	Freehold	23/04/2018	Unconditional	Private Treaty	£158,000	No
Land at Chester Road, Backford, Chester, CH1 6PL	0.42	Freehold	25/04/2018	Unconditional	Private Treaty	£2,000	No
Faversham, St Mary's Road, Faversham, Kent, ME13 8EE	0.78	Freehold	27/04/2018	Unconditional	Private Treaty	£150,000	No
Land at Sheppard Street, Swindon, SN15 5DE	0.50	Freehold	30/04/2018	Unconditional	Direct Sale	£848,642	No
Lincoln 179 High Street, Lincoln, LN5 7AF	0.16	Freehold	30/04/2018	Unconditional	Joint Venture - Direct Sale	£750,000	No
1 & 4 Ellison Road, Lambeth, London SW16 5BY	0.06	Freehold	03/05/2018	Unconditional	Informal Tender	£1,125,000	No
Fenchurch Street, Station, Station, Fenchurch St	Not Known	Rights Over Land (ROL)	14/05/2018	Unconditional	Private Treaty	£62,000	No
Sampson & Ludgate, Ludgate/Sampson, Southwark, London, SE1 9WF	Not Known	Leasehold	18/05/2018	Unconditional	Private Treaty	£9,000,000	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
Knebworth - Odyssey Healthclub, Old Knebworth Lane, SG2 8DU	N/A	N/A	25/05/2018	Unconditional	Private Treaty	£457,500	No
Land North East of Cattishall Level Crossing, Bury St Edmunds, IP31	Not Known	Easement	29/05/2018	Unconditional	Deed of Grant	£100,000	Yes
53 Cater Lane West, South Normanton, Derbyshire, DE55 2DX	0.15	Freehold	12/06/2018	Unconditional	Private Treaty	£231,000	No
Castle Donington, Land Near Back Lane, Leicestershire, DE72 2HL	N/A	N/A	14/06/2018	Unconditional	Overage	£300,000	N/A
Redhill Site C, Market Field Road, Redhill, Surrey, RH1	0.40	Leasehold	29/06/2018	Unconditional	Direct Sale	£800,000	No
Access to Severnside Industrial Park, Avonmouth, Bristol, BS10 7SB	N/A	Freehold	30/07/2018	Unconditional	Special Purchaser	£10,000	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 Next to M40, Southam Road, Cherwell, Banbury, Oxfordshire, OX16 2AF	0.20	Freehold	08/08/2018	Unconditional	Special Purchaser	£20,000	No
Land to Rear of Kew Bridge Station, Brentford, TW8 0HW	N/A	Easement	20/08/2018	Unconditional	Private Treaty	£950,000	No
White Post Street, London, SE15 1DR	0.09	Freehold and Leasehold	21/09/2018	Unconditional	Private Treaty	£975,000	No
32 The Crescent, Stockport, Manchester, SK6 2DX	0.08	Freehold	21/09/2018	Unconditional	Private Treaty	£192,749	No
Rolt Street, Deptford Easement, London, SE14 6EB	0.01	Easement	03/10/2018	Unconditional	Private Treaty	£700,000	No
151 Woodford Road, Stockport, Manchester, SK7 1QD	0.09	Freehold	04/10/2018	Unconditional	Private Treaty	£410,000	No
2 Kipling Close, Stockport, Manchester, SK2 5HS	0.04	Freehold	04/10/2018	Unconditional	Private Treaty	£260,000	No
Exmouth Junction, Prince Charles Road, Exmouth, X4 7AS	6.17	Freehold	05/10/2018	Unconditional	Informal Tender	£4,520,000	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
51 Arnesby Avenue, Sale, Manchester, M33 2WH	0.04	Freehold	22/10/2018	Unconditional	Private Treaty	£282,500	No
Great Western House, Station Approach, Taunton, TA1 1QW	0.40	Freehold	02/11/2018	Unconditional	Formal Tender	£750,000	No
703 London Road, Coventry, CV3 4EX	0.05	Freehold	06/11/2018	Unconditional	Private Treaty	£110,500	No
Land Near Woodside A63, Melton Junction, North Ferriby, HU14 3NH	0.16	Freehold	08/11/2018	Unconditional	Private Treaty	£500	No
2 Chase Plain Cottages, Hindhead, Surrey, GU26 6BZ	0.07	Freehold	12/11/2018	Unconditional	Private Treaty	£280,000	No
Former Coastguard Rescue Centre, Paradise, Scarborough, YO11 1RB	0.26	Freehold	16/11/2018	Unconditional	Auction	£100,000	No
Land at the Rear of Jacaranda, Staplefield Lane, Warninglid, RH17 5SN	0.10	Freehold	16/11/2018	Unconditional	Private Treaty	£10,000	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 to the west of Hall Lane, Barnet, NW4 4TN	0.04	Freehold	22/11/2018	Unconditional	Private Treaty	£20,000	No
Grantham Southern Quadrant - Land off Barrowby Road, Grantham, NG31 8SW	98.00	Easement	30/11/2018	Unconditional	Cumpulsory Purchase Order	£1,900,000	Yes
87 Newington Causeway, London, London, SE1 6BN	N/A	Easement	30/11/2018	Unconditional	Private Treaty	£210,000	No
Land Adjacent to Bunns Lane, Mill Hill, Barnet, London, NW7 2EX	1.06	Freehold	03/12/2018	Unconditional	Special Purchaser	£1,600,000	Yes
Wakefield Belle Vue, Doncaster Road, Wakefield, WF1 5DA	4.86	Freehold	05/12/2018	Unconditional	Private Treaty	£260,000	No
Southall Gas Site, Southall Goods Yard, Southall, UB1 1SJ	1.00	Freehold	07/12/2018	Unconditional	Formal Tender	£6,210,000	No
552 London Road, Coventry, CV3 4EW	0.03	Freehold	10/12/2018	Unconditional	Private Treaty	£60,000	Yes
1 Old World Cottages, Vinehall Road, Robertsbridge, TN32 5JW	0.05	Freehold	20/12/2018	Unconditional	Private Treaty	£201,000	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
Chesterton Goods Yard, Cambridge - Phase 1, Chesterton Sidings, Off Cowley Road, Cambridge, CB4 0WZ	1.09	Freehold	21/12/2018	Unconditional	Private Treaty	£1,677,886	No
Land at Chamber St, London, E1 8BL	0.06	Freehold and Leasehold	27/12/2018	Unconditional	Private Treaty	£1,750,000	No
Land at Pinxton Bolsover, Alfreton Road, Pinxton, NG16 6JZ	0.40	Freehold	08/01/2019	Unconditional	Private Treaty	£80,000	No
Railway Arches (Multiple Sites)	N/A	Freehold	12/02/2019	Unconditional	Formal Tender	£1,460,000,000	No
Land at Skillington Lane, Brough, HU15 1EB	Not Known	Easement	16/01/2019	Unconditional	Private Treaty	£750,000	Yes
Flimwell House Farm, Wadhurst, Kent, TN5 7GQ	0.21	Freehold	18/01/2019	Unconditional	Private Treaty	£550,000	No
Land at Pant Railway Station, Station Road, Oswestry, Shropshire, SY10 8JY	0.15	Freehold	24/01/2019	Unconditional	Private Treaty	£80,000	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 Headley Road, Liphook, Hampshire, GU30 7PT	0.02	Freehold	29/01/2019	Unconditional	Private Treaty	£5,000	No
Former Coastguard Rescue Centre, Grant Street, Burghead, IV30 5TZ	24.18	Freehold	31/01/2019	Unconditional	Auction	£40,000	No
Lone Pine, Hindhead, Hampshire, GU26 6DG	0.57	Freehold	04/02/2019	Unconditional	Private Treaty	£960,000	No
11 Flimwell Close, Wadhurst, Kent, TN5 7PP	0.10	Freehold	07/02/2019	Unconditional	Private Treaty	£320,000	Yes
Leases Hall, Leeming Bar, Northallerton, North Yorkshire, DL7 9DE	1.71	Freehold	15/02/2019	Unconditional	Private Treaty	£1,175,000	Yes
36 The Crescent, Stockport, SK6 2DX	0.01	Freehold	15/02/2019	Unconditional	Private Treaty	£156,251	No
34 The Crescent, Stockport, SK3 8SN	0.04	Freehold	25/02/2019	Unconditional	Private Treaty	£166,789	No
Land to the rear of Kew Bridge Station Building, Brentford, TW8 0EW	0.20	Freehold	01/03/2019	Unconditional	Private Treaty	£2,100,000	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
Swiftsden Lodge, London Road, Etchingam, East Sussex, TN19 7QS	0.49	Freehold	15/03/2019	Unconditional	Private Treaty	£320,127	No
Land adjoining Baynards Barn, Baynards Green, Bicester, OX27 7SQ	0.46	Freehold	19/03/2019	Unconditional	Private Treaty	£25,000	No
Land at Fairy Hill, Spittal Hardwich Lane, Pontefract, West Yorkshire, WF8 2NG	2.79	Freehold	19/03/2019	Unconditional	Private Treaty	£25,000	Yes
Southwark Bear lane, Bear Lane, Southwark, London, SE1 0UH	0.50	Freehold	21/03/2019	Unconditional	Informal Tender	£7,500,000	No
Land Adjacent to A1 at Ellingham Chathill, NE67 5HF	0.01	Freehold	26/03/2019	Unconditional	Private Treaty	£1,500	Yes

Retrospective sales from the 2017/18 financial year:

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
Cycle Bridge Over the River Cam, Chisholm Trail, Cambridge	0.17	Leasehold	27/04/2017	Unconditional	Private Treaty	£41,500	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
Plots 1 & 2 - Land Adjacent to Howard Lane and Ashton Road, Denton, Manchester, M34 3EZ	0.09	Freehold	20/10/2017	Unconditional	Private Treaty	£3,000	Yes
Huddlesford House, Huddlesford, Lichfield, WS13 8PY	Not Known	Freehold	03/11/2017	Unconditional	Private Treaty	£250,000	No
Land Alongside 146 Valley Road, Rickmansworth, WD3 4BP	0.04	Freehold	29/12/2017	Unconditional	Private Treaty	£7,000	Yes
Land at Merrievale, Pear Tree Lane, Shorne, DA12 3JU	0.02	Freehold	11/01/2018	Unconditional	Private Treaty	£4,000	Yes
Carpark, Wembley High Road, London, HA9 6AS	0.40	Freehold	29/01/2018	Unconditional	Private Treaty	£5,600,000	No
Land at Parson's Green, Parson's Lane, Addingham, LS29 0LE	0.01	Freehold	12/03/2018	Unconditional	Private Treaty	£6,000	Yes

Transparency Report

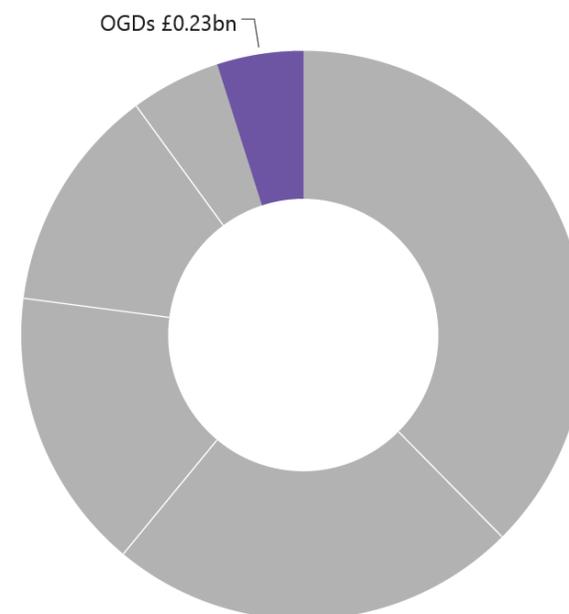
Land/ property name	Size of land area (hectares)	Freehold or Leasehold	Date receipt claimed	Conditional or unconditional contract	Method of disposal	Sold receipt value	Overage/clawback details included as part of the sale
Land at Old Great North Road, Markham Moor, Retford, Nottinghamshire, DN22 0QU	0.41	Freehold	15/03/2018	Unconditional	Private Treaty	£8,500	Yes
Land between Mill Road and Finedon Road, Wellingborough, NN8 1BP	10.90	Freehold	31/03/2018	Unconditional	Private Treaty	£1,255,212	No

Other Government Departments

Other Government Departments (OGDs) have also contributed to the asset disposals programme. They have in total disposed of 27 sites between April 2018 and March 2019, which generated £1.89 million in receipts and 2 clawback and overage payments for £544,700. These Departments include Department for Environment, Food and Rural Affairs (DEFRA) and Department for Business, Energy and Industrial Strategy.

DEFRA disposed of 3 sites for £1 or less, these were to dispose of the liabilities of pumping stations and strips of land that were undevelopable.

Over the first 4 years of the Programme Other Government Departments have raised £229.97 million from 132 sites and £799,707 from 5 clawback and overage payments.



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 near Rivermead Island, Thames Street, Sunbury-on-Thames, Surrey, TW16 5QY	0.04	Freehold	03/04/2018	Unconditional	Auction	£70,000	No
Land West of Bissoe Bay, Carnon Valley, Truro, Cornwall, TR3 6LG	0.23	Freehold	12/04/2018	Unconditional	Private Treaty	£10,000	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
11 North View, Mickley View, Stocksfield, Northumberland, NE43 7DA	0.01	Freehold	15/06/2018	Unconditional	Private Treaty	£6,500	No
Laboratory, Sutton Bonington - Quality Control Unit, Sutton Bonington, Nottingham	N/A	Leasehold	12/07/2018	Unconditional	Lease Surrender	£900,000	No
Reach Lode Pits(West Pit), Adjacent to Reach Lode, Burwell Fen, Upware, Cambridgeshire, CB25 0JD	0.30	Freehold	17/07/2018	Unconditional	Private Treaty	£15,005	No
Right bank Swaffham Bulbeck Lode, Swaffham Prior to Sportsmans Pit, Swaffham Bulbeck, Cambridgeshire	0.39	Freehold	17/07/2018	Unconditional	Private Treaty	£15,005	No
14/15 Howes Close, Huntingdon Road, Cambridge, CB3 0DL	N/A	N/A	20/07/2018	Unconditional	Debenture	£433,060	N/A
Water Lane, York, YO30 6PQ	N/A	N/A	02/08/2018	Unconditional	Clawback	£111,647	N/A

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
Burgh Sluice Pumping Station, Gibraltar Point, Croft, Skegness, Lincolnshire, PE24 4SU	0.05	Freehold	16/08/2018	Unconditional	Private Treaty	£1	No
Land at Hope House, Molemer Road, East Molesey, Surrey, KT8 9NH	0.09	Freehold	30/08/2018	Unconditional	Private Treaty	£100,000	No
Land Adjoining Monks Brook: Rear of 19 Leven Close, Off Crummock Road, Chandlers Ford, Eastleigh, Hampshire, SO53 4SG	0.37	Freehold	04/09/2018	Unconditional	Private Treaty	£6,780	No
Land Adjoining Monks Brook: Rear of 21 Leven Close, Off Crummock Road, Chandlers Ford, Eastleigh, Hampshire, SO53 4SG	0.03	Freehold	13/09/2018	Unconditional	Private Treaty	£4,464	No
Lordings Lock & Orfold Sluice, Orfold Farm, Wisborough Green, Billingshurst, West Sussex, RH14 0BD	0.41	Freehold	19/09/2018	Unconditional	Private Treaty	£1,000	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
Ferring Rife Improvement Site 1, Littlehampton Road, Goring, Worthing, West Sussex, BN12 6NR	0.05	Freehold	24/10/2018	Unconditional	Auction	£15,000	Yes
Ferring Rife Improvement Site 2, Littlehampton Road, Goring, Worthing, West Sussex, BN12 6NR	0.15	Freehold	24/10/2018	Unconditional	Auction	Sale included with Ferring Rife 1	Yes
Site 1, Banks of Scrase Stream, SW side Appledore Gardens, Lindfield, Hayward's Heath, West Sussex, RH16 2EX	0.16	Freehold	24/10/2018	Unconditional	Auction	£21,000	Yes
Site 2, Banks of Scrase Stream, SW side Appledore Gardens, Lindfield, Hayward's Heath, West Sussex, RH16 2EX	0.24	Freehold	24/10/2018	Unconditional	Auction	Sale included with Banks of Scrase 1	Yes
Stream Improvement Site, Culimore Road, West Wittering, Chichester, West Sussex, PO20 8HB	0.02	Freehold	25/10/2018	Unconditional	Auction	£6,000	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 Adjoining Monks Brook: Rear of 12 Leven Close, Off Crummock Road, Chandlers Ford, Eastleigh, Hampshire, SO53 4SG	0.11	Freehold	06/11/2018	Unconditional	Private Treaty	£18,414	No
Right Bank Louth Canal, Firebeacon Bridge Farm, Firebeacon Lane, Wragholme, Louth, Lincolnshire, LN11 7BE	N/A	Freehold	26/11/2018	Conditional	Private Treaty	£3,000	No
Aldingbourne Rife, South of Upper Bognor Road, Felpham, Bognor Regis, West Sussex, PO21 1JJ	0.23	Freehold	30/11/2018	Conditional	Private Treaty	£150,000	No
Land Adjoining Monks Brook: Rear of 14 Leven Close, Off Crummock Road, Chandlers Ford, Eastleigh, Hampshire, SO53 4SG	Not Known	Freehold	20/12/2018	Unconditional	Private Treaty	£770	No
Land at Ewerby Catchwater, Ewerby Thorpe, Sleaford, Lincolnshire, NG34 9PR	0.23	Freehold	21/12/2018	Unconditional	Private Treaty	£1	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
Land Adjoining Monks Brook: Rear of 9 Leven Close, Off Crummock Road, Chandlers Ford, Eastleigh, Hampshire, SO53 4SG	0.02	Freehold	18/01/2019	Unconditional	Private Treaty	£4,240	No
Land at Costessey, Mill House, The Street, Costessey, Norwich, Norfolk, NR8 5DG	Not Known	Freehold	26/02/2019	Unconditional	Private Treaty	£18,950	No
Crofts Penstock Chamber, Off South Side Kirdford Road, Kirdford, Billingshurst, West Sussex, RH14 0JH	Not Known	Freehold	27/02/2019	Unconditional	Private Treaty	£10	No
Didlington Mill, Northwold, Didlington, Norfolk, IP26 5NJ	0.04	Freehold	04/03/2019	Unconditional	Private Treaty	£0	No
Grassland Paddock, SW of Beck House, 53 Old Trent Road, Beckingham, Doncaster, Nottinghamshire, DN10 4PY	1.28	Freehold	26/03/2019	Unconditional	Auction	£24,000	No

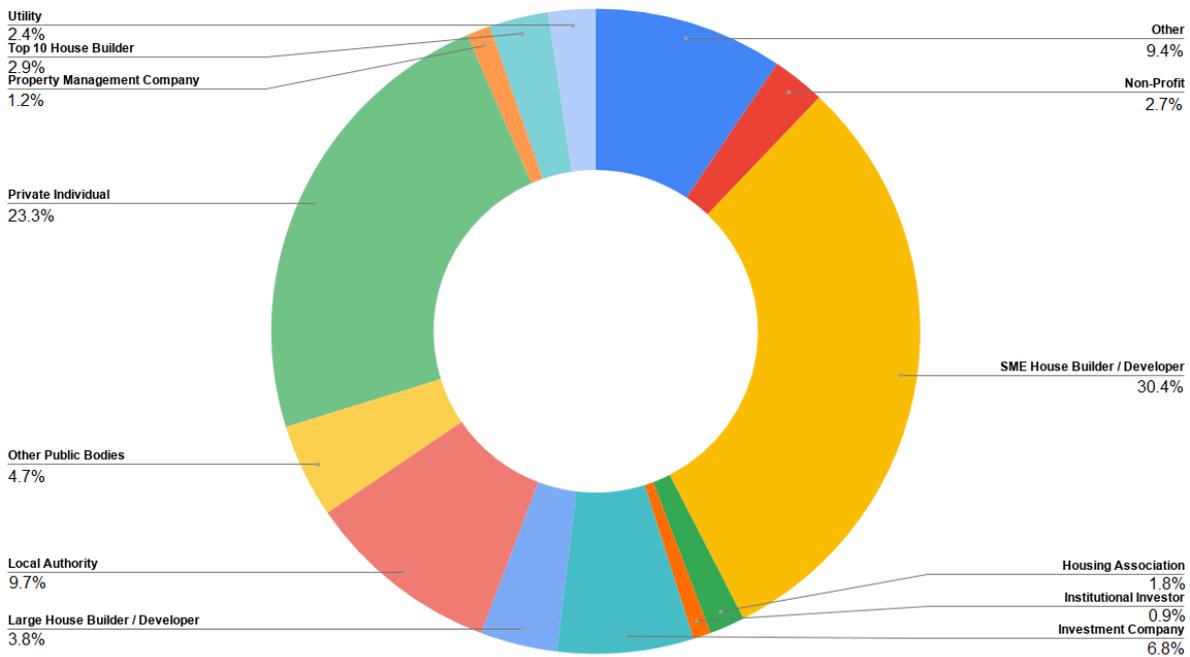
Land/ property name	Size of land area (hectares)	Freehold or Leasehold	Date receipt claimed	Conditional or unconditional contract	Method of disposal	Sold receipt value	Overage/clawback details included as part of the sale
Remaining Land at Drayton Manor Drive, Alcester Road, Stratford upon Avon, Warwickshire, CV37 9RQ	7.50	Freehold	29/03/2019	Unconditional	Private Treaty	£500,000	Yes

Buyers of Public Land

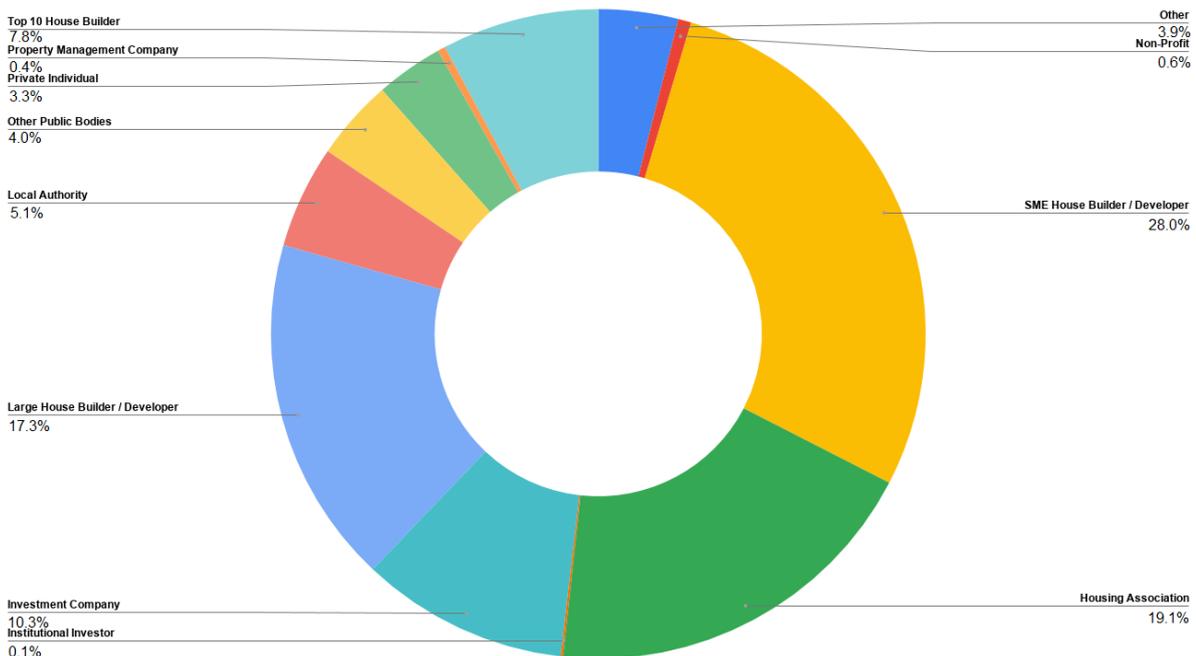
Analysis of the number of sites sold in 2018/19 has identified 11 categories of buyers of surplus public land. The analysis has shown that Small, Medium-size Enterprises (SMEs) are the largest category of buyer of public land by number of sites purchased and by financial value⁵. SME's and private individuals account for over 50% of the number sales made in 2018/19. The top 10 UK housebuilders purchased less than 3% of number of sites sold and contributed less than 8% to the receipts total, whilst Housing Associations contributed 19.1% to the receipts total in 2018/19.

Sales accounting for 9.4% of the sites sold has been categorised as 'Other'. These sales were one-off purchasers from retail, industrial or construction-related companies, care homes and providers of adult healthcare support services.

Purchasers of Public Land by Number of Sites



Purchasers of Public Land by Financial value



⁵ The Purchasers of Public Land by Financial Value chart excludes the £1.46 billion sale of the Network Rail Arches and excludes sales of surplus public land under 0.1%.

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 exempt. This would include Crossrail One and Road Schemes.
- e) All sales of land acquired under Crichel Down rules will be exempt. The Crichel Down Rules (the Rules) allow surplus government land that was acquired by or under a threat of, compulsion, to be offered back to former owners, their successors, or to sitting tenants at the current market value.
- f) Any land, including the Department for Transport Heritage Estate, which is sold for a negative or nil value.

Appendix 3: Glossary of terms

Abbreviation	Definition
LSDP	Land Sale Development Partner
OJEU	Official Journal of the European Union tender
CPO	Compulsory Purchase Order
ROL	Rights Over Land
OGD	Other Government Department
Top 10 House Builder	Building companies by market capitalisation according to London Stock Exchange on 31st December 2019
Large House Builder / Developer	A company building over 100 housing units per year
SME House Builder / Developer	A company building 1 - 100 housing units per year
Housing Association	Independent not-for-profit organisations that provide affordable homes (for rent or to purchase) for people in need.
Institutional Investors	Non-banking organisations or persons that manage other people's money by buying shares in companies, corporate bonds, government debt, commodities foreign currencies, or combinations of each, or derivatives of them
Investment Company	A corporation or trust engaged in the business of investing the pooled capital of investors in financial securities.
Local Authority	Organisation responsible for all of public services for people and businesses in defined areas
Other Public Body	An organisation that delivers a public service, is not a government department and operates to a greater or lesser extent at arm's length from Ministers