



Transparency Report

Government's land and property disposals in
2019/20 and retrospective reporting for 2018/19,
2017/18 and 2016/17

December 2020



Cabinet Office

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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 raising at least £5 billion from land and property disposals by 2020. Tools such as the Government Property Finder website¹ make it easier for anyone to search for Government land and property that is available for sale or to let.

The Transparency Report aims to increase accountability to the taxpayer on how land and property disposals are supporting the Government's achievement of value for money for the public purse. Transparency of data is important and in 2017 the Government set out that the commercial terms of all government land and property sales would be published. 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 fourth 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 2019/20, along with any retrospective reporting between 2016 to 2019. It marks the final year of the programme to deliver £5 billion of disposal receipts.

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

² Transparency Report 2019: <https://www.gov.uk/government/publications/sales-of-government-assets>

Policy context

The Government Estate Strategy³ was published in July 2018, aiming to 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 drive efficiencies from 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.

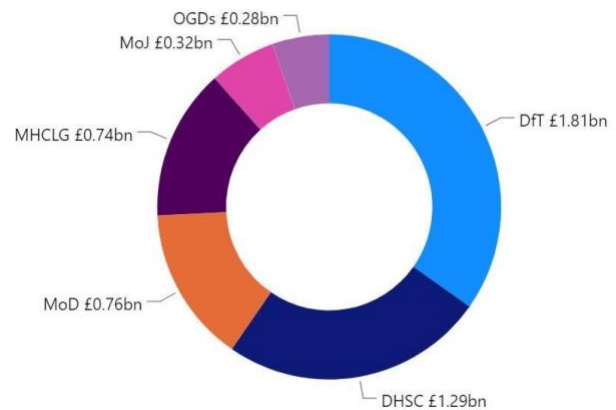
³ Government Estate Strategy 2018: <https://www.gov.uk/government/publications/government-estate-strategy-2018>

Summary of Land and Property Disposals Programme

Government achieved its ambition to raise at least £5 billion in receipts between April 2015 and March 2020.

Sales of surplus Government land and property between April 2019 and March 2020 generated £0.5 billion from 278 sites building on the £4.62 billion reported last year. Sales between April 2015 and March 2020 have generated in total nearly £5.2 billion from 2,206 receipts.

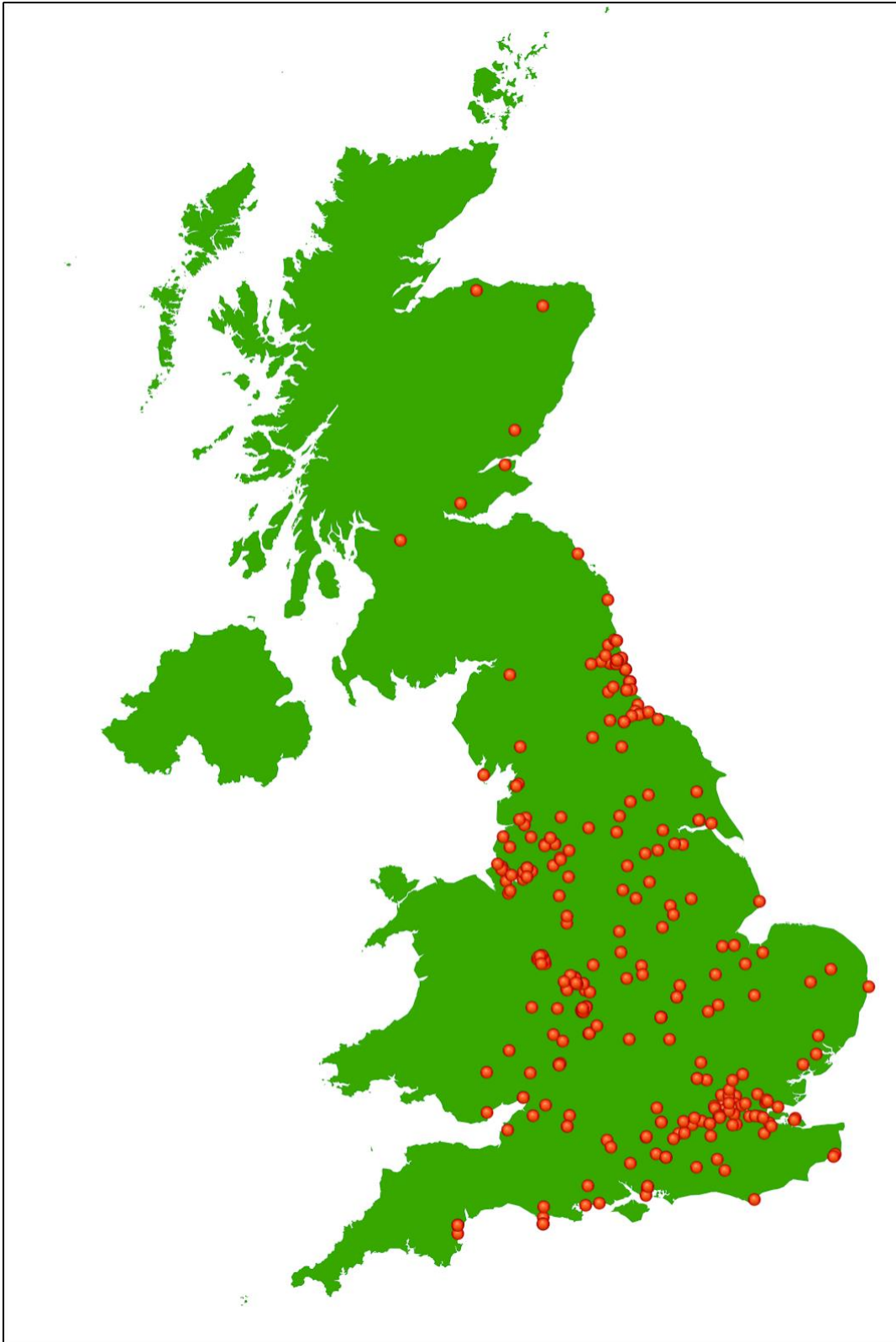
Year	No. of Receipts	Value of Sales (bn)
2015/16	537	£1.064
2016/17	562	£0.71
2017/18	437	£0.79
2018/19	391	£2.13
2019/20	279	£0.501
Total	2,206	£5.195



Sales came from across central government, with major contributions from the five largest landowning departments. Since 2015, 5,211 hectares of land and property that no longer had a purpose for the public sector were sold to support government objectives such as delivering more land for housing, open space, commercial use and for economic development in the manufacturing and industrial sectors.

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, Commonwealth and Development Office has raised £527.9 million over the past five years through overseas sales.

Disposals Programme Overview 2019/2020



Map of Land and Property Disposals in the 19/20 report

Department of Health and Social Care

The Department of Health and Social Care (DHSC), NHS Property Services and NHS Trusts and Foundation Trusts disposed of 64 surplus sites between April 2019 and March 2020, generating £136 million in receipts from unconditional sales. Since then DHSC has also reported a further £55 million in sales from 4 sites for the financial year 2018/19. Since 2015 DHSC has generated a total of £1.29 billion in capital receipts through the Land Disposals Programme.

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 published⁴ 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 published⁵ 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). In August 2019, the Government announced a £1.8 billion increase to NHS capital spending, including £850 million for 20 hospital upgrades. In addition, as part of the Health Infrastructure Plan launched in September 2019, the Government announced £2.8 billion funding for six new hospital schemes that received funding to go ahead immediately, and a further 21 schemes that were given the green light to go to the next stage of developing their plans.

Ministry of Defence

Ministry of Defence (MOD) has disposed of 38 sites between April 2019 and March 2020, which generated £67.6 million in receipts. Of these 6 were sold for £1 or less. This can happen for a number of reasons and in these cases,

- They were professionally valued at £1;
- Disposing of the liabilities of substations and strips of land that are undevelopable to a utility company to facilitate a development agreement;
- The cost of redeveloping the land is greater than the value of the site.

Over the whole Land Disposals Programme the Ministry of Defence has generated circa £761 million through the sale of 166 sites.

The disposals are part of MOD's intent to optimise the use of the defence estate, as more latterly outlined in the Better Defence Estate Strategy⁶, 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 supports the Strategic Defence and Security Review 2015 undertaking to reduce the size of the defence built estate by 30%.

Ministry of Justice

The Ministry of Justice sold 21 sites between April 2019 and March 2020, which generated £80.8 million in receipts and 1 overage resulting in £856 thousand in receipts. Over the course of the programme the Ministry of Justice has generated £323.4 million.

⁴ NHS property and estates: Naylor review <https://www.gov.uk/government/publications/nhs-property-and-estates-naylor-review>

⁵ Naylor review: government response <https://www.gov.uk/government/publications/naylor-review-government-response>

⁶ Better Defence Estate Strategy: <https://www.gov.uk/government/publications/better-defence-estate-strategy>

Since 2015 MoJ has generated £311.7 million from 162 sites and £11.7 million from 10 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 £81.5 million. The sale of Holloway will help drive forward MoJ's commitment to invest in its estate, including creating 18,000 modern, purpose built prison places, improving rehabilitation and delivering safe and secure environments. MoJ worked closely with the local authority and providers to ensure the amount of affordable housing on the former prison site meets local needs with 1,000 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*⁷, HM Courts & Tribunals Service (HMCTS) is being modernised through a programme of reform. The publication explains how decisions regarding the future of the HMCTS estate should be made, in particular it outlined more stringent measures for assessing accessibility via public transport, thereby protecting access to justice. Any future estate proposals that involve moving workloads from a local area will be subject to full public consultation.

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 has raised receipts and released land for housing.

Ministry for Housing, Communities and Local Government and Homes England

The Ministry for Housing, Communities and Local Government (MHCLG) and Homes England completed 131 land disposals between April 2019 and March 2020, which generated £116 million in receipts. An additional 24 land disposals were reported retrospectively for land assets disposed between April 2016 and March 2019, which generated a further £19.6 million in receipts. Of the land disposals completed in 2019-20, 21 were sold for £1 or less. £1 disposals can happen for a number of reasons and in these cases,

- They were professionally valued at £1;
- Liabilities of strips of land and roadways that are undevelopable were disposed of;
- 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.

Over the five years of the Public Land for Housing Programme (2015-2020), MHCLG/Homes England has generated £737 million in land disposal receipts. This total includes disposal receipts generated on land assets owned by Homes England as of April 2015, and land assets which were transferred to Homes England from Other Government Departments (OGDs) after 2015, and then subsequently disposed of by Homes England.

Homes England is the government's housing accelerator and enables a range of development across England through a range of funding streams, aimed at increasing the supply of new homes across England. MHCLG is also the lead Government Department for housing policy and Government's commitment to release land for 160,000 new homes by March 2020.

Anyone who is interested in the land which Homes England has for sale, can find further information

⁷ Fit for the future: <https://www.gov.uk/government/consultations/fit-for-the-future-transforming-the-court-and-tribunal-estate>

through the Homes England LandHub⁸. The LandHub provides visibility of the land which Homes England is intending to sell over a 12-18 month rolling month period, and includes a wealth of data and interactive maps whilst highlighting those Homes England sites on the market, coming to market or planned for disposal. It is refreshed and updated on a regular basis.

Department for Transport

Department for Transport (DfT), Network Rail, London and Continental Railways, and smaller landowning Arms-Length Bodies have disposed of 13 sites and claimed 1 overage payment between April 2019 and March 2020, which generated £51.5 million in receipts. Since the publication of last year's Transparency Report, DfT has also reported a further £0.15 million of sales for the financial year 2018/19. The total receipts generated by DfT over the five years of the Land Disposals Programme is £1.81 billion over 304 sites and 2 overage payments.

Following the 2016 establishment of the Network Rail Property Board, the organisation has disposed of property to support its business ambitions. The landmark deal in 2019 by Network Rail with Telereal Trillium and Blackstone Property Partners for the sale of its commercial estate portfolio has continued to support Government's ambition. Over the last year, proceeds from the £1.46 billion transaction have helped to fund the railway upgrade plan, which will bring major improvements for passengers and reduce the need for taxpayers to fund the railway.

Other Government Departments (OGDs)

Other Government Departments have also contributed to the asset disposals programme. They have in total disposed of 10 sites between April 2019 and March 2020, which generated £49.1 million in receipts. This includes the Department for Environment, Food and Rural Affairs (Defra) and Cabinet Office.

The total receipts generated by Other Government Departments (including Defra, Cabinet Office, Department for Education and Department for Business, Energy and Industrial Strategy) over the five years of the Land Disposals Programme is £280 million from 142 sites and 5 clawback and overage payments.

⁸ Homes England LandHub: <https://experience.arcgis.com/experience/d33eab0621814ab194c936aba2d5d1fc>

Assets sold by Department

Department of Health and Social Care

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
Westbourne Chiropody, 34 Robert Louis Stevenson Avenue, Bournemouth, BH4 8EG	0.17	Freehold	2/4/2019	Unconditional	Formal tender	£340,000	No
Coburg Court, Maud Road, Dorchester, DT1 2NZ	0.09	Freehold	16/4/2019	Unconditional	Priority Purchaser	£750,000	Yes
West Beckton Health Centre, 2 Monarch Drive, London, E16 3UB	0.17	Freehold	18/4/2019	Unconditional	Informal Tender	£1,725,000	Yes
36 Maplestead Road, Dagenham, RM9 4XR	0.06	Freehold	23/4/2019	Unconditional	Auction	£560,764	Yes
The Newlands, Rubys Avenue, Fernwood, Newark, NG24 3JR	0.20	Freehold	24/4/2019	Unconditional	Open Market	£250,000	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
Holly Park Clinic, Holly Park Road, Barnet, N11 3HB	0.06	Freehold	29/4/2019	Unconditional	Priority Purchaser	£1,030,811	Yes
Princes Plain Clinic, 110 Princes Plain, Bromley, BR2 8LZ	0.09	Freehold	29/4/2019	Unconditional	Auction	£570,810	Yes
Greenhithe Clinic, Knockhall Chase, Greenhithe, DA9 9EN	0.09	Freehold	29/4/2019	Unconditional	Private Treaty Sale	£550,006	Yes
26 Green Road, Birmingham, B28 8DD	0.13	Freehold	29/4/2019	Unconditional	Auction	£457,985	Yes
Paper Mill Farm, Paper Mill Lane, Bramford, Ipswich, Suffolk, IP8 4DE	2.53	Freehold	29/4/2019	Unconditional	Auction	£285,995	Yes
Monkwick Clinic, Queen Elizabeth Way, Colchester, CO2 8LT	0.11	Freehold	29/4/2019	Unconditional	Auction	£260,815	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
Poulton Road Offices, 90-92 Poulton Road, Southport, PR9 7BW	0.12	Freehold	29/4/2019	Unconditional	Auction	£115,733	Yes
Land at Dunsford Crescent, Basingstoke, RG23 8HN	0.09	Freehold	29/4/2019	Unconditional	Auction	£60,000	Yes
The Garage, 41 Dorchester Road, Weymouth, DT4 7JT	0.01	Freehold	29/4/2019	Unconditional	Auction	£41,760	Yes
Emmer Green Clinic, 85 Grove Road, Reading, RG4 9LG	0.06	Freehold	8/5/2019	Unconditional	Informal Tender	£385,500	Yes
Agricultural land to the South side of Castle Road opposite Castle Hill Hospital, Cottingham, HU16 5JF	2.03	Freehold	10/5/2019	Unconditional	Formal tender	£2,950,000	Yes
St Gabriels, 25 Ringwood Road, Verwood, BH31 7AA	0.15	Freehold	17/5/2019	Unconditional	Informal Tender	£340,000	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
Hawthorn Clinic, Hawthorn Road, Rochester, ME2 2HU	0.11	Freehold	23/5/2019	Unconditional	Auction	£271,717	Yes
Madeira Grove Health Centre, Woodford Green, Essex, IG8 7QH	0.11	Freehold	24/5/2019	Unconditional	Informal Tender	£1,215,000	Yes
384-388 Steels Lane, Commercial Road, London, E1 0LR	0.34	Freehold	30/5/2019	Unconditional	Private Treaty	£5,875,000	Yes
Broadfield Health Centre, Coachmans Drive, Crawley, RH11 9YZ	0.21	Freehold	4/6/2019	Unconditional	Informal Tender	£840,000	Yes
Westbury Road Medical Practice, 32 Westbury Road, Forest Gate, London, E7 8NU	0.01	Freehold	11/6/2019	Unconditional	Auction	£420,000	Yes
40 Upton Road, Norwich, NR4 7PA	0.53	Freehold	27/6/2019	Unconditional	Informal Tender	£1,200,000	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
339 Pershore Road, Birmingham, B5 7RY	0.08	Freehold	28/6/2019	Unconditional	Auction	£435,431	Yes
Ransom Strip at Former Garlands Hospital, Cumwinton Drive, Carlisle, CA1 3SX	0.04	Freehold	8/7/2019	Unconditional	Sale to adjoining site owner	£678,033	No
21 Silver Street, Bury, BL9 0EN	0.04	Freehold	31/7/2019	Unconditional	Informal Tender	£572,000	Yes
Abbey Hulton Clinic, 1250 Leek Rd, Stoke-on-Trent ST2 8BP	0.20	Freehold	31/7/2019	Unconditional	Informal tender	£300,000	Yes
Welland Hospital Sites A & C, Roman Bank, Spalding, Lincolnshire, PE11 2HN	1.01	Freehold	5/8/2019	Unconditional	Open Market	£547,500	No
The Gate Lodge, 43 High Street, Amblecote, DY8 4DG	0.15	Freehold	15/8/2019	Unconditional	Auction	£100,911	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 at Crow Wood Lane, Widnes, WA8 3LZ	1.02	Freehold	6/9/2019	Unconditional	Informal Tender	£120,000	Yes
Kepier Clinic, Musgrave Gardens, Kepier Crescent, Durham, DH1 1PH	0.15	Freehold	19/9/2019	Unconditional	Informal Tender	£100,000	Yes
Hawes Down Clinic, West Wickham, BR4 9AE	0.12	Freehold	20/9/2019	Unconditional	Informal Tender	£950,304	Yes
Lingdale Clinic, High Street, Lingdale, Saltburn-by-Sea, TS12 3EX	0.04	Freehold	27/9/2019	Unconditional	Informal Tender	£75,000	Yes
White City Health Centre, Bloemfontein Road, White City, London, W12 7FG	0.16	Freehold	8/10/2019	Unconditional	Priority Purchaser	£5,000,000	Yes
Countess of Chester Health Park, Chester, CH2 1HJ	4.30	Freehold	16/10/2019	Unconditional	Informal Tender	£4,000,000	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
Ettingshall Lodge, Ettingshall Road, Wolverhampton, WV2 2LA	0.12	Freehold	21/10/2019	Unconditional	Informal Tender	£364,000	Yes
Rochester Road Clinic, Rochester Road, Gravesend, DA12 2HU	0.19	Freehold	29/10/2019	Unconditional	Informal Tender	£790,000	Yes
Holbeach Health Centre, 26 Park Road, Holbeach, Lincs, PR12 7EE	0.12	Freehold	8/11/2019	Unconditional	Informal Tender	£195,000	Yes
Springfield University Hospital Phase 1, 61 Glenburnie Road, Tooting, SW17 7DJ	6.00	Freehold	2/12/2019	Unconditional	Competitive Dialogue	£46,200,000	Yes
Springfield University Hospital Phase 2, 61 Glenburnie Road, Tooting, SW17 7DJ	3.33	Freehold	2/12/2019	Unconditional	Competitive Dialogue	£32,560,001	Yes
The Lodge, 4 George Street, Luton, LU1 2AN	0.06	Freehold	11/12/2019	Unconditional	Informal Tender	£850,000	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
Overton House, 43 Enderby Road, Blaby, Leicester LE8 4GD	0.07	Freehold	11/12/2019	Unconditional	Informal Tender	£295,000	Yes
Mistley Clinic, New Road, Mistley, CO11 1ER	0.22	Freehold	18/12/2019	Unconditional	Informal Tender	£500,000	Yes
17 Chamberlain Way, Surbiton, Surrey, KT6 6JH	0.04	Freehold	18/12/2019	Unconditional	Priority Purchaser	£500,000	Yes
19 Chamberlain Way, Surbiton, Surrey, KT6 6JH	0.04	Freehold	18/12/2019	Unconditional	Priority Purchaser	£490,000	Yes
Sixfields Land, Northampton, NN5 5QL	0.51	Freehold	16/01/2020	Unconditional	Joint disposal with the HCA	£826,000	Yes
Moorfield Road Health Centre, Hertford Road, Enfield, Middlesex, EN3 5TU	0.31	Freehold	17/01/2020	Unconditional	Informal Tender	£4,000,000	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
Victoria Road Community Home, 76 Victoria Road, Wisbech, Cambridgeshire, PE13 2QF	0.05	Freehold	17/01/2020	Unconditional	Open Market	£240,000	No
Land lying to the South of Haygate Road, Wellington, Telford, TF1 2BJ	0.40	Freehold	24/01/2020	Unconditional	Private Treaty	£375,136	Yes
Sydervelt Lodge, 2b Sydervelt Road, Caney Island, SS8 9EG	0.04	Freehold	24/01/2020	Unconditional	Informal Tender	£300,479	Yes
North Lodge, 1 & 2 Ashton Road, Lancaster, LA1 5AH	0.22	Freehold	30/01/2020	Unconditional	Informal Tender	£321,000	Yes
18 Denmark Road, Gloucester, GL1 3HZ	0.21	Freehold	07/02/2020	Unconditional	Open Market	£560,000	No
Halliwell Childrens Centre, Aylesford Walk, Halliwell, Bolton, BL1 3SQ	0.26	Freehold	14/02/2020	Unconditional	Informal Tender	£451,000	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
Ransom Strip at Plover Road, Isle of Sheppey, Kent, ME12 3LT	3.00	Freehold	20/02/2020	Unconditional	Private Treaty	£1,234,272	Yes
Land at Park Prewett Medical Centre, Park Prewett Road, Rooksdown, Basingstoke, RG24 9RG	0.32	Freehold	02/03/2020	Unconditional	Auction	£82,160	Yes
Bede Centre, Old Ford Road, Gateshead, NE10 0DJ	0.04	Leasehold	10/03/2020	Unconditional	Priority Purchaser	£95,000	No
55 Drubbery Lane, Stoke on Trent, ST3 4BH	0.22	Freehold	12/03/2020	Unconditional	Private Treaty	£215,000	Yes
Stafford House, 103-105 Abbey Road, Barrow-in-Furness, Cumbria, LA14 5EX	0.07	Freehold	12/03/2020	Unconditional	Auction	£165,821	Yes
Dawson Road Site, Handsworth, Birmingham, B21 9HU	0.14	Freehold	17/03/2020	Unconditional	Auction	£610,971	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
Whatley Road Site, Handsworth, Birmingham, B21 9HS	0.14	Freehold	17/03/2020	Unconditional	Auction	£1	Yes
Hazel Court, Haydon Way, Battersea, London, SW11 1YF	0.24	Freehold	27/03/2020	Unconditional	Private Treaty	£7,500,000	Yes
Mandeville Health Centre, Mandeville Drive, Saint Albans, AL1 2LE	0.30	Freehold	27/03/2020	Unconditional	Informal Tender	£724,500	Yes
Knaphill Ambulance Station, Bagshot Road, Knaphill, Surrey, GU21 2RP	0.14	Freehold	30/03/2020	Unconditional	Open Market	£870,000	Yes
Wick Health Centre, 28 Median Road, London, E5 0PL	0.10	Freehold	31/03/2020	Unconditional	Informal Tender	£1,250,000	Yes

Retrospective Sales from the 2018/19 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
Agricultural land to the South side of Castle Road opposite Castle Hill Hospital, Cottingham, HU16 5JF	4.20	Freehold	12/07/2018	Unconditional	Formal tender	£2,437,365	Yes
Derbyshire Royal Infirmary NHS Trust, London Road, Derby, DE1 2QY	8.90	Freehold	26/07/2018	Unconditional	Private Treaty	£8,400,000	Yes
Coleford House, Boxbush Road, Coleford, GL16 8DN	0.12	Freehold	02/08/2018	Unconditional	Private Treaty	£357,550	No
St Peter's Hospital, Guildford Rd, Chertsey, Surrey, KT16 0PZ	6.50	Freehold	28/03/2019	Unconditional	Informal Tender	£43,944,160	No

Ministry of Defence

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 Princess Royal Barracks, Deepcut Bridge Road, GU16 6RW	0.67	Freehold	05/04/2019	Unconditional	LSDP	£3,280,000	No
Land at Holcombe Moor Training Camp, Hawkshaw, BL8 4JJ	0.09	Freehold	05/04/2019	Unconditional	Private Treaty	£194,000	No
Part Elgin ARC, Army Reserve Centre, Edgar Road, IV30 6YQ	0.38	Freehold	10/05/2019	Unconditional	Private Treaty	£120,000	Yes
Cambridge Military Hospital, Rhine Barracks, Alison's Road, Rushmoor, GU11 2AX	5.76	Freehold	13/05/2019	Unconditional	Private Treaty	£1	No
Merseyside Volunteer Estate, Alexandra Court, 28 Alexandra Road, L17 8YE	1.00	Freehold	17/05/2019	Unconditional	Informal Tender	£1,150,000	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
Regimental Museum, Custom House the Docks, 31 Commercial Road, GL1 2ED	0.07	Freehold	11/06/2019	Unconditional	Private Treaty	£134,000	Yes
GPSS Turriff, Station Road, AB53 4ER	1.89	Freehold	27/06/2019	Unconditional	Formal Tender	£210,750	No
BVD Ludgershall, Corunna Barracks, Ludgershall, SP11 9RP	2.00	Freehold	28/06/2019	Unconditional	Priority Purchaser	£1	No
Credenhill, Ewyas Harold, HR2 0AD	0.28	Freehold	29/06/2019	Unconditional	Private Treaty	£21,000	Yes
Various locations ⁹	N/A	Freehold	30/06/2019	Unconditional	Priority Purchaser	£1	No
Naafi Shop, 26 North End, Longhoughton, NE66 3AG	0.22	Freehold	10/07/2019	Unconditional	Auction	£150,000	No

⁹ Location unavailable on the grounds of Nation Security.

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
Southwick Park - Defence College of Policing and Guarding, HMS Dryad, Southwick, PO17 6EJ	63.36	Freehold	16/07/2019	Unconditional	Former Owner	£1,125,000	Yes
DSTL Portsdown, James Callaghan Drive, Portsdown, PO17 6AR	17.88	Freehold	19/07/2019	Unconditional	Auction	£2,561,000	No
Headley Court SFA, Epsom	N/A	Leasehold	25/07/2019	Unconditional	Lease Surrender	£1	No
Former RAF Service Family Accommodation, Ely, CB7 4US	8.76	Freehold	31/07/2019	Unconditional	Priority Purchaser	£23,200,000	No
GPSS Forfar, Inverbrauch, DD8 2TB	1.86	Freehold	02/08/2019	Unconditional	Auction	£41,000	Yes
GPSS Linkwood, Linkwood, DD6 8RF	11.81	Freehold	02/08/2019	Unconditional	Formal Tender	£76,000	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
North Yorkshire Volunteer Estate, Duncombe Barracks, Burton Stone Lane, YO30 6BU	0.68	Freehold	16/08/2019	Unconditional	Priority Purchaser	£1,942,013	No
Land at Prince Philip Barracks, Budds Lane, Bordon, GU35 0JE	1.70	Freehold	21/08/2019	Unconditional	LSDP	£3,400,000	Yes
Royal Clarence Yard, Osbourne Road via Weevil Lane, Gosport, PO12 1AX	3.38	Freehold	22/08/2019	Unconditional	Private Treaty	£700,000	Yes
Hazebrouck Barracks - Sgts Mess, Biggs Lane, Reading, RG2 9NJ	0.70	Freehold	27/08/2019	Unconditional	LSDP	£4,200,000	Yes
Land at Hazebrouck Barracks, Biggs Lane, Reading, RG2 9NJ	2.38	Freehold	17/09/2019	Unconditional	LSDP	£10,377,500	No
Various Locations ¹⁰	N/A	Freehold	30/09/2019	Unconditional	Priority Purchaser	£1	No

¹⁰ Location unavailable on the grounds of National Security.

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
Catterick Training Area, Downholme Village, DL11 6AA	0.24	Freehold	06/11/2019	Unconditional	Priority Purchaser	£100	No
Outhmuir Radio Station, RAF Outhmuir, KY12 9TF	7.41	Freehold	29/11/2019	Unconditional	Auction	£134,000	No
Caerwent Army Training Area, Monmouthshire, NP26 5TR	10.18	Freehold	20/12/2019	Unconditional	Priority Purchaser	£100,000	No
Land at Prince Philip Barracks, Budds Lane, Bordon, GU35 0JE	3.14	Freehold	23/12/2019	Unconditional	LSDP	£6,660,000	Yes
Land at Prince Philip Barracks, Budds Lane, Bordon, GU35 0JE	0.58	Freehold	23/12/2019	Unconditional	LSDP	£2,000,000	Yes
Southwick Park - Defence College of Policing and Guarding, HMS Dryad, Southwick, PO17 6EJ	112.50	Freehold	31/12/2019	Unconditional	Private Treaty	£950,000	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
SFA Sub-Let Releases - Various Locations Near Huntingdon	0.00	Freehold	31/12/2019	Unconditional	Priority Purchaser	£1	No
USF Site RAF Waddington, Lincolnshire, Land East of A15, LN5 9NB	2.67	Freehold	06/01/2020	Unconditional	Private Treaty	£172,000	No
GPSS Upton, Saxons Lane, Ripple, GL20 6ET	10.26	Freehold	10/01/2020	Unconditional	Informal Tender	£225,001	Yes
Driffield Training Area, Driffield, YO25 9HD	4.90	Freehold	15/01/2020	Unconditional	Private Treaty	£160,000	Yes
GPSS Lincombe Hall, Lincombe Lane, DY13 9RG	6.32	Freehold	11/02/2020	Unconditional	Informal Tender	£150,000	Yes
Greater Manchester Volunteer Estate, Ardwick Green North, Manchester, M12 6HD	0.01	Freehold	28/02/2020	Unconditional	Formal Tender	£1,520,000	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
Amport House, Andover, SP11 8BG	7.80	Freehold	03/03/2020	Unconditional	Informal Tender	£2,501,100	Yes
GPSS Wervin, Butter Hill, Caughall Lane, CH2 4BG	6.51	Freehold	09/03/2020	Unconditional	Informal Tender	£150,000	Yes
SFA Sub-lets and Releases at various locations	0.01	Leasehold	30/03/2020	Unconditional	Sub-Lease and Lease surrender	N/A	No

Ministry of Justice

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
Bolton Magistrates' Court, Le Mans Crescent, Bolton, Lancashire, BL1 1UA	0.71	Leasehold	05/04/2019	Surrender	Surrender	£750,000	No
Northallerton Magistrates' Court, Race Course Lane, Northallerton, DL7 8QZ	0.54	Freehold	07/06/2019	Unconditional	Private treaty	£450,000	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
Torquay Site, Nicholson Road, Torquay, Devon, TQ2 7TT	1.40	Freehold	23/08/2019	Unconditional	Private treaty	£150,000	Yes
16 Groom Crescent, Wandsworth, London SW18 3JB	0.01	Freehold	18/10/2019	Unconditional	Auction	£830,000	No
Moot Hall, Castle Garth, Newcastle, NE1 1RQ	0.20	Freehold	23/10/2019	Unconditional	Private treaty	£1,670,000	Yes
Chippenham Magistrates' Court, Pewsham Way, Chippenham, SN15 3BF	1.08	Freehold	30/10/2019	Unconditional	Private treaty	£2,500,000	Yes
50 Heathfield Square, Wandsworth, London, SW18 3HZ	0.01	Freehold	05/11/2019	Unconditional	Auction	£325,000	No
Kelley House, 18-20 Royal College Street, London, NW1 0TH	0.10	Freehold	12/12/2019	Unconditional	Private Treaty	£2,352,000	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
Banbury Magistrates' & County Court, Warwick Road, Banbury OX16 2AW	0.29	Freehold	29/01/2020	Unconditional	Private treaty	£1,275,000	Yes
HMP Sheppey, 43 Seaside Avenue, Minster, ME12 2NN	0.02	Freehold	10/02/2020	Unconditional	Auction	£305,000	No
58 Sir Evelyn Road, Rochester, Kent, ME1 3ND	0.04	Freehold	10/02/2020	Unconditional	Auction	£224,000	No
HMP Wandsworth Overage, 15 Heathfield Road, London, SW18 3HU	Overage	Overage	13/02/2020	Unconditional	Overage	£856,000	Overage
106-108 Weston Road, Gloucester, GL1 5AX	0.01	Freehold	13/02/2020	Unconditional	Auction	£400,000	No
45 Chestnut Manor Close TW18 1AQ HMYOI Feltham, 45 Chestnut Manor Close, Staines, TW18 1AQ	0.05	Freehold	13/02/2020	Unconditional	Auction	£327,500	No
8 Moat Lane, Perry, Huntingdon, OX9 3DD	1.48	Freehold	13/02/2020	Unconditional	Auction	£175,000	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
6 West End Close, HMP Winchester, Winchester, SO22 5EW	0.08	Freehold	14/02/2020	Unconditional	Auction	£402,000	No
Blackfriars Crown Court, 1 Pocock Street, London, SE1 0BJ	1.40	Freehold	21/02/2020	Unconditional	Private treaty	£64,250,000	Yes
Ebbw Vale Site, Cemetery Road, Blaenau Gwent, NP23 4TN	0.07	Freehold	27/02/2020	Unconditional	Auction	£146,000	No
HMYOI Swinfen Hall, 14 The Drive, Swinfen, WS14 9QT	0.02	Freehold	27/02/2020	Unconditional	Auction	£68,000	No
The Citadel, Western Heights, Dover, Kent, CT17 9DR	112.50	Freehold	18/03/2020	Unconditional	Informal tender	£1,150,000	Yes
Scunthorpe Magistrates' Court Offices, Laneham Street, Scunthorpe, DN15 6QB	0.02	Freehold	27/03/2020	Unconditional	Auction	£121,000	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 north of HMP Lindholme, Lindholme Hatfield, Doncaster, South Yorkshire, DN7 6EE	13.00	Freehold	31/03/2020	Unconditional	Informal tender	£2,950,000	Yes

Ministry for Housing, Communities and Local Government and Homes England

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
Marina Site 18R Royal Quays, Tyne and Wear, NE29 6YJ	0.19	Freehold	02/04/2019	Unconditional	Negotiated	£1	No
Land at Blackthorn Road, Norfolk, NR17 1YJ	0.98	Freehold	05/04/2019	Unconditional	Negotiated	£200,000	No
Dartford Magistrates' Court, Kent, DA1 2JH	0.21	Freehold	05/04/2019	Unconditional	Open Market	£1,137,000	No
Land at 27 Napton Close, Redditch, B98 0ES	0.00	Freehold	12/04/2019	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
Land at Manton Wood , Nottinghamshire, S80 2RS	1.06	Freehold	12/04/2019	Unconditional	Auction	£3	No
Land at Middlehaven Dock, North Yorkshire, TS3 6RT	2.06	Freehold	12/04/2019	Unconditional	Negotiated	£875,000	No
Land at Fox Cover Industrial Estate, Country Durham, SR7 7DN	2.37	Freehold	16/04/2019	Unconditional	Auction	£3,002	No
Land off Truck Road, North Yorkshire, TS10 4RG	1.19	Freehold	18/04/2019	Unconditional	Negotiated	£176,400	No
Unit 1 Monkton Business Park North, Tyne and Wear, NE31 2JZ	2.40	Freehold	18/04/2019	Unconditional	Negotiated	£1,000	No
Land at East Cliffe Road, County Durham, SR7 7PP	1.45	Freehold	26/04/2019	Unconditional	Negotiated	£20,000	No
Eastbourne Magistrates' Court, East Sussex, BN21 1DD	0.25	Freehold	26/04/2019	Unconditional	Negotiated	£1,100,000	No
Land and Property at Luddington Road, Warwickshire, CV37 9SJ	4.44	Freehold	01/05/2019	Unconditional	Open Market	£2,657,000	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 North Road, Cheshire, CH65 1BL	3.11	Freehold	02/05/2019	Unconditional	Advertised	£769,000	No
Land at Osprey Quay Business Park, Dorset, DT5 1BL	0.28	Leasehold	13/05/2019	Unconditional	Negotiated	£135,500	Yes
Land at High Road, Essex, SS16 6HW	1.69	Freehold	21/05/2019	Unconditional	Negotiated	£148,500	Yes
Land adjacent to St Walstans, Kent, ME19 5FE	0.03	Freehold	21/05/2019	Unconditional	Negotiated	£5,000	No
Land and Property Fox Cover Enterprise Park, County Durham, SR7 7DN	3.98	Freehold	23/05/2019	Unconditional	Negotiated	£1,000	No
Land and Buildings at Mowden Hall Drive, County Durham, DL3 9BG	2.00	Freehold	24/05/2019	Unconditional	Open Market	£418,000	Yes
Land at Telford 54 Business Park, Shropshire, TF11 9PL	1.30	Freehold	31/05/2019	Unconditional	Open Market	£152,000	No
Land rear of 2 Peverel's Way, NN5 5FL	0.00	Freehold	07/06/2019	Unconditional	Negotiated	£750	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 Northfleet Embankment, Kent, DA11 9AA	11.63	Freehold	14/06/2019	Unconditional	Developer Partner Panel	£12,308,076	Yes
Land at Dover Road, Kent, CT15 5LZ	2.34	Freehold	20/06/2019	Unconditional	Open Market	£1,605,000	No
Land off Ladybank Avenue, Lancashire, PR2 9LY	3.59	Freehold	28/06/2019	Unconditional	Open Market	£2,152,000	Yes
Land at 17 Millersdale Grove, Cheshire, WA7 2QH	0.02	Freehold	12/07/2019	Unconditional	Negotiated	£5,000	No
Land at Nelson Park West, Northumberland, NE23 1WQ	2.42	Freehold	16/07/2019	Unconditional	Negotiated	£134,640	No
Land at Park Works, Hertfordshire, HP2 4LH	17.05	Freehold	17/07/2019	Unconditional	Negotiated	£18,000	No
Land at Whitchurch Drive, Shropshire, TF1 3GD	3.47	Freehold	18/07/2019	Unconditional	Negotiated	£760,000	No
Land at Hortonwood, Shropshire, TF1 7GT	11.50	Freehold	22/07/2019	Unconditional	Negotiated	£900,000	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 Littleburn Road, County Durham, DH7 8RJ	0.93	Freehold	23/07/2019	Unconditional	Open Market	£180,000	No
Land to the rear of No 2 The Folly, Worcestershire, B97 5EX	0.01	Freehold	24/07/2019	Unconditional	Negotiated	£1,000	No
Land at Blackshock Street, Merseyside, L3 6JH	0.38	Freehold	30/07/2019	Unconditional	Open Market	£527,000	No
Land at Cowley Road, Northumberland, NE24 5TG	0.03	Freehold	08/08/2019	Unconditional	Negotiated	£352	No
Land at Pound Lane, Essex, SS15 5SZ	0.17	Freehold	12/08/2019	Unconditional	Negotiated	£20,000	No
Land at Evans Road, Merseyside, L24 9HA	0.83	Freehold	13/08/2019	Unconditional	Negotiated	£20,000	No
Land at Cowling Brow, Lancashire, PR6 9EA	0.68	Freehold	16/08/2019	Unconditional	Open Market	£550,000	No
Ormskirk Magistrates' Court, Lancashire, L39 2BJ	0.19	Freehold	16/08/2019	Unconditional	Open Market	£480,000	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
Wakefield Magistrates' Court, West Yorkshire, WF1 2TW	0.11	Freehold	16/08/2019	Unconditional	Open Market	£207,500	No
Dudley County Court Offices, West Midlands, DY8 1QL	0.07	Freehold	28/08/2019	Unconditional	Open Market	£380,000	No
Land to the rear of No 1 The Folly, Worcestershire, B97 5EX	0.02	Freehold	29/08/2019	Unconditional	Negotiated	£1,000	No
Land at Tom Pudding Way, East Riding of Yorkshire, DN14 8GA	12.19	Freehold	29/08/2019	Unconditional	Open Market	£5,159,000	Yes
Land at Osprey Quay Business Park, Dorset, DT5 1BL	0.30	Freehold	30/08/2019	Unconditional	Open Market	£167,800	Yes
Land at Church Road, County Durham, TS18 1TE	0.02	Freehold	05/09/2019	Unconditional	Negotiated	£1,000	No
Land at Station Road, Northamptonshire, NN17 1UJ	0.77	Freehold	05/09/2019	Unconditional	Open Market	£700,000	No
Phase 2A Seacroft, Leeds, LS15 7TW	2.30	Freehold	12/09/2019	Unconditional	Formal Tender	£1,211,954	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 at Pool Hill Road, Shropshire, TF4 3AS	0.27	Freehold	12/09/2019	Unconditional	Open Market	£281,449	No
Hotel Building at Breakspear Way, Hertfordshire, B69 2BT	1.62	Freehold	16/09/2019	Unconditional	Negotiated	£1,000,000	No
Land at 50 Pembridge Close, Worcestershire, B97 4BL	0.00	Freehold	18/09/2019	Unconditional	Negotiated	£850	No
Land at Prudhoe Moor, NE42 5NN	1.02	Freehold	19/09/2019	Unconditional	Negotiated	£41,667	No
Land at Rudgate Park, West Yorkshire, LS23 7AZ	1.12	Freehold	20/09/2019	Unconditional	Open Market	£896,875	No
Land rear of 2 - 8 Loxwood Close, Lancashire, PR5 4NQ	0.36	Freehold	25/09/2019	Unconditional	Negotiated	£3,500	No
Site - Sheepfolds Industrial Estate Parcel 3, Easington Street, Sunderland, SR5 1SN	0.18	Freehold	30/09/2019	Unconditional	Negotiated	£58,000	No
South Sheepfolds Industrial Estate, Easington Street, Sunderland,	0.23	Freehold	30/09/2019	Unconditional	Negotiated	£50,000	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
SR5 1SN							
North Avon Magistrates' Court, Gloucestershire, BS37 4PY	0.77	Freehold	01/10/2019	Unconditional	Open Market	£1,050,000	No
Land at Priorslee Road, Shropshire, TF2 9HE	0.90	Freehold	01/10/2019	Unconditional	Open Market	£1,300,000	Yes
Land at Stadium Park, L3 6BY	0.06	Freehold	11/10/2019	Unconditional	Negotiated	£5,750	No
Land at Skyline Drive, Cheshire, WA5 3XA	2.13	Freehold	14/10/2019	Unconditional	Open Market	£224,429	No
Land at Osprey Quay Business Park, Dorset, DT5 1BL	0.74	Freehold	21/10/2019	Unconditional	Open Market	£242,500	Yes
Land at Ravens Bank Drive, Worcestershire, B98 9AN	3.43	Freehold	22/10/2019	Unconditional	Auction	£111,500	No
Unit 3, Queens Meadow Business Park, County Durham, TS25 5TB	0.68	Freehold	22/10/2019	Unconditional	Negotiated	£2,860	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 Horton Lane, Shropshire, TF6 6DT	0.15	Freehold	23/10/2019	Unconditional	Open Market	£128,000	No
Land at Centre Parks Employment Park, Warrington, Cheshire, WA1 1QX	0.40	Freehold	25/10/2019	Unconditional	Open Market	£290,000	Yes
Doncaster County Court, South Yorkshire, DN1 3BT	0.12	Freehold	31/10/2019	Unconditional	Open Market	£300,000	No
Land adjacent to 15 Marshfield Close, Worcestershire, B97 4BL	0.00	Freehold	31/10/2019	Unconditional	Negotiated	£675	No
Unit 1, Traynor Way, Whitehouse Industrial Park, County Durham, SR8 2RU	1.89	Freehold	04/11/2019	Unconditional	Negotiated	£1,000	No
Land and Property at Fox Cover Enterprise Park, County Durham, SR7 7DN	1.42	Freehold	07/11/2019	Unconditional	Negotiated	£1,000	No
Land at Belasis Park, County Durham, TS23 4EG	0.37	Freehold	13/11/2019	Unconditional	Negotiated	£10	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 Quayside , Northumberland, TD15 1HE	0.30	Freehold	14/11/2019	Unconditional	Negotiated	£470,000	No
Land at Rear 38 Spetchley Close , Worcestershire, B97 4BL	0.01	Freehold	21/11/2019	Unconditional	Negotiated	£3,000	No
Sandymoor Free School, Cheshire, WA7 1XJ	1.44	Freehold	21/11/2019	Unconditional	Negotiated	£1	No
Land at 32-40 Oldham Road, Greater Manchester, M4 6JG	0.05	Freehold	22/11/2019	Unconditional	Open Market	£250,000	Yes
Parcel B South Omega Residential Phase 1, Zone 6, WA5 3XA	2.13	Freehold	22/11/2019	Unconditional	Formal Tender	£1,613,398	Yes
Land at 8 Alton Close, Worcestershire, B97 4BL	0.01	Freehold	28/11/2019	Unconditional	Negotiated	£1,475	No
Highway Land East of Marsh Road, TS3 6AR	1.25	Freehold	13/12/2019	Unconditional	Informal Tender	£213,000	No
Land adjacent to 43 Pebworth Close, B97 4BL	0.12	Freehold	17/12/2019	Unconditional	Negotiated	£642	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 adjacent to 19 Latchford Close, B98 9NQ	0.00	Freehold	20/12/2019	Unconditional	Negotiated	£642	No
Hometrades Warehouse, Liverpool (F/H Reversion), SR5 1SN	1.14	Freehold	23/12/2019	Unconditional	Negotiated	£679,500	No
Land and Buildings at Beacon of Light, Stadium Park, SR5 1SN	3.00	Freehold	23/12/2019	Unconditional	Negotiated	£1	No
Land and Buildings at Aquatic Centre, Stadium Park, SR5 1SN	1.11	Freehold	23/12/2019	Unconditional	Negotiated	£1	No
Land at Kirkleatham Lane , North Yorkshire, TS10 5NJ	7.02	Freehold	23/12/2019	Unconditional	Developer Panel Panel	£2,116,791	Yes
Land adjacent to A414 Harlow, Essex, CM20 2GD	2.07	Freehold	03/01/2020	Unconditional	Informal Tender	£106,200	No
Land off Scotswood Road, Tyne and Wear, NE15 6XY	0.18	Freehold	09/01/2020	Unconditional	Negotiated	£57,000	No
Plot 7, Wheat Leasows East, Shropshire, TF1 6AJ	1.34	Freehold	10/01/2020	Unconditional	Open Market	£595,080	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 South West Sixfields, Northamptonshire, NN5 5QL	1.84	Freehold	16/01/2020	Unconditional	Open Market	£826,000	Yes
Land and Buildings at Kings Waterfront, Merseyside, L3 4FP	10.76	Freehold	27/01/2020	Unconditional	Negotiated	£1	No
Land adjacent to 69 Stoneleigh Close, Worcestershire, B97 4BL	0.00	Freehold	28/01/2020	Unconditional	Negotiated	£1,710	No
Phases 1 and 2, Appleton Cross 3, Cheshire, WA4 5RF	18.48	Freehold	28/01/2020	Unconditional	Open Market	£28,237,844	Yes
Land adjacent to Black Country Road, West Midlands, WS10 7XD	0.03	Freehold	29/01/2020	Unconditional	Auction	£684	No
Land at Holyhead Road, West Midlands, WS10 7XD	0.00	Freehold	29/01/2020	Unconditional	Auction	£684	No
Land Blakeley Wood Road, West Midlands, DY4 0QA	0.00	Freehold	29/01/2020	Unconditional	Auction	£684	No
Plot 12, Burma Drive, East Riding of Yorkshire, HU9 5SD	1.38	Freehold	31/01/2020	Unconditional	Open Market	£500,000	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 adjacent to 39 Hillmonton, Redditch, Worcestershire, B98 9LX	0.00	Freehold	05/02/2020	Unconditional	Negotiated	£390	No
Land rear of 33 Pebworth Close, Worcestershire, B97 4BL	0.00	Freehold	06/02/2020	Unconditional	Negotiated	£400	No
Land at Harton Quay, Tyne and Wear, NE33 1RB	0.22	Freehold	14/02/2020	Unconditional	Negotiated	£1	No
Land and Property at Mill Dam, Tyne and Wear, NE33 1RB	0.51	Freehold	14/02/2020	Unconditional	Negotiated	£185,000	No
Land at Bladen Street Industrial Estate, Tyne and Wear, NE32 3DP	0.01	Freehold	14/02/2020	Unconditional	Negotiated	£1	No
Land at Cone Street, South Shields, Tyne and Wear, NE33 1RN	0.00	Freehold	14/02/2020	Unconditional	Negotiated	£1	No
Land and Buildings on the west side of River Drive, Tyne and Wear, NE33 1JA	0.01	Freehold	14/02/2020	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
Land and Buildings lying to the North of Western Rd and land and buildings on the North side of Blakett Street, Jarrow, Tyne and Wear, NE32 3DQ	0.06	Freehold	14/02/2020	Unconditional	Negotiated	£1	No
Subsoil at Monkton Business Park, Tyne and Wear, NE31 2JZ	0.77	Freehold	14/02/2020	Unconditional	Negotiated	£1	No
Subsoil at Monkton Business Park, Tyne and Wear, NE312JZ	0.41	Freehold	14/02/2020	Unconditional	Negotiated	£1	No
Land and Buildings at Viking Industrial Park, Tyne and Wear, NE32 3DP	0.73	Freehold	14/02/2020	Unconditional	Negotiated	£1	No
Unit 9, Riverside House, Tyne and Wear, NE32 3DP	1.50	Freehold	14/02/2020	Unconditional	Negotiated	£1	No
Plot 4, Viking Industrial Estate, Tyne and Wear, NE32 3DP	0.36	Freehold	14/02/2020	Unconditional	Negotiated	£1	No
Land at Viking Industrial Estate, Tyne and Wear, NE32 3DP	2.59	Freehold	14/02/2020	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 9, Clarendon, Windmill Way, NE32 3DP	1.00	Freehold	14/02/2020	Unconditional	Negotiated	£1	No
Land lying to the South of Erskine Road, Tyne and Wear, NE32 2TQ	0.00	Freehold	14/02/2020	Unconditional	Negotiated	£1	No
Site 1 Michelin site, Lancashire, BB10 2EJ	3.05	Freehold	24/02/2020	Unconditional	Open Market	£3,320,000	No
Land at Tees Valley Airport, County Durham, TS16 0QU	1.42	Freehold	24/02/2020	Unconditional	Negotiated	£1	No
Plot E - Osprey Quay, Dorset, DT5 1BL	0.56	Freehold	25/02/2020	Unconditional	Negotiated	£220,800	Yes
Land at Lord Mayor Treloar, Hampshire, GU34 1UF	14.94	Freehold	28/02/2020	Unconditional	Formal Tender	£15,783,562	Yes
Land at site C & E Paradise Fields, Hertfordshire, HP2 4LH	1.03	Freehold	28/02/2020	Unconditional	Negotiated	£3,970,003	Yes
Parkinson's Yard Sites 1 & 2, Merseyside, CH45 2JN	0.07	Freehold	03/03/2020	Unconditional	Negotiated	£30,000	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
Plot 3 & 6 Temple Quarter, Bristol, SS8 0SW	0.06	Freehold	05/03/2020	Unconditional	Negotiated	£150,000	No
Land at Plot 14, Cottam Hall, Lancashire, PR4 0WD	1.60	Freehold	06/03/2020	Unconditional	Formal Tender	£1,582,790	No
Land at Clee Hill Road, Tenbury Wells, Shropshire, WR15 8HB	0.06	Freehold	06/03/2020	Unconditional	Negotiated	£4,000	No
Land at Fox Cover Enterprise Park, County Durham, SR7 7DN	2.76	Freehold	06/03/2020	Unconditional	Negotiated	£24,000	No
South Omega Zone 2, WA5 3XA	23.41	Freehold	06/03/2020	Unconditional	Negotiated	£5,738,960	Yes
Land at Whitehouse Industrial Park, Peterlee, County Durham, SR8 2RU	1.02	Freehold	06/03/2020	Unconditional	Negotiated	£24,000	No
Units 3 & 4 Whitehouse Industrial Park, County Durham, SR8 2RU	1.30	Freehold	06/03/2020	Unconditional	Negotiated	£24,000	No
Land at Quayside/High quay, NE24 2AY	0.23	Freehold	08/03/2020	Unconditional	Negotiated	£5	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 Whitehouse Industrial Park, Peterlee, County Durham, SR8 2RU	2.68	Freehold	09/03/2020	Unconditional	Auction	£50,000	No
The Limes, Churns Hill Road, Himley, Staffordshire, DY3 4LL	1.23	Freehold	11/03/2020	Unconditional	Auction	£355,000	Yes
Land at Clay Lane, Cheshire, WA5 3XA	0.12	Freehold	12/03/2020	Unconditional	Negotiated	£500	No
Development Plots at Dun Cow Quay, NE24 2AY	0.26	Freehold	18/03/2020	Unconditional	Open Market	£85,000	No
Land to the North East of Dudley Road East, West Midlands, B69 3DU	0.35	Freehold	18/03/2020	Unconditional	Negotiated	£1	No
Union Square (The Exchange), Wiltshire, SN1 2DP	1.51	Freehold	18/03/2020	Unconditional	Formal Tender	£100,000	No
Land at Phase 4 Sandymoor, Cheshire, WA7 1XJ	2.84	Freehold	23/03/2020	Unconditional	Negotiated	£500,000	No
Land at Tees Valley Airport, TS16 0QU	7.69	Freehold	24/03/2020	Unconditional	Negotiated	£125,000	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 Car Park 14 and land at the South Side of Laindon Link, Essex, SS15 5AB	0.99	Freehold	25/03/2020	Unconditional	Open Market	£2,600,000	No
Land at Phase 5 Locking Parklands, Somerset, BS24 8BB	1.63	Freehold	27/03/2020	Unconditional	Negotiated	£2,900,000	Yes
Union Square (The Exchange), Wiltshire, SN1 2DP	3.13	Freehold	27/03/2020	Unconditional	Negotiated	£1,225,000	Yes

Retrospective Sales from the 2016/17 to 2018/19 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
Land to the South of Culvert, Long Lartin, Withy Trees Road, South Littleton, Evesham, WR11 8YB	0.86	Freehold	15/04/2016	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
Long Lartin, Quarters Estate, Sheenhill Farm, Shinehill Lane, South Littleton, Evesham, WR11 8TZ	3.69	Freehold	07/06/2016	Unconditional	Open Market	£165,000	No
Long Lartin, Sheenhill Farm, Shinehill Lane, South Littleton, Evesham, WR11 8TZ	1.37	Freehold	05/08/2016	Unconditional	Auction	£16,000	No
Nottingham Peace Mills Site, New Lane, Hatton, Nottingham, NG13 9FQ	0.27	Freehold	22/02/2017	Unconditional	Open Market	£350,000	No
<u>Rotherham Magistrates' and County Court, Rotherham Law Courts, The Statutes, Rotherham, S60 1RX</u>	0.54	Freehold	27/03/2017	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
Pleasley Colliery, Land at Pit Lane, NG19 7EY	1.00	Freehold	28/11/2017	Unconditional	Open Market	£301,011	No
Dover Magistrates' Court, Pencester Road, Dover, Kent, CT16 1BS	0.32	Freehold	05/12/2017	Unconditional	Auction	£910,000	No
Hinckley Magistrates' Court, The Old Police Station, Upper Bond Street, Hinckley, LE10 1RJ	0.25	Freehold	28/02/2018	Unconditional	Open Market	£1,450,000	No
Lancaster Farms, Stone Row Head, Lancaster, LA1 3QZ	0.85	Freehold	28/03/2018	Unconditional	Open Market	£435,000	No
Oldham Magistrates' Court, West Street, Oldham, OL1 1QE	0.68	Freehold	28/03/2018	Unconditional	Negotiated	£806,973	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
<u>Skegness Magistrates' Court, The Court House, Park Avenue, Skegness PE25 1BH</u>	0.28	Freehold	28/03/2018	Unconditional	Negotiated	£150,000	No
Trafford Magistrates Court, Ashton Lane, Sale, M33 7NR	1.00	Freehold	29/06/2018	Unconditional	Negotiated	£3,235,000	No
Kettering Magistrates' Court, London Road, Kettering, NN15 7QU	0.09	Freehold	29/08/2018	Unconditional	Negotiated	£400,000	No
<u>The Courthouse, Tenters Street, Bury BL9 0HX</u>	0.77	Freehold	07/09/2018	Unconditional	Open Market	£838,000	No
Sandwell Magistrates' Court, The Court House, Oldbury Ringway, Oldbury, West Midlands, B69 4JN	0.51	Freehold	28/09/2018	Unconditional	Open Market	£750,000	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
Meacham Day Centre, Stratford Road, Wolverton, Milton Keynes, MK12 5LX	0.16	Freehold	29/10/2018	Unconditional	Open Market	£480,000	No
Brentwood Centre, Crescent Drive, Brentwood, CM15 8DP	1.55	Freehold	17/12/2018	Unconditional	Open Market	£7,023,000	Yes
Westbridge Day Nursery, St. Oswald Road, Leicester, LE3 6RJ	0.27	Freehold	08/01/2019	Unconditional	Open Market	£275,000	No
Kendal Magistrates' Court, The County House, Burnside Road, Kendal, LA9 4SF	0.54	Freehold	06/02/2019	Unconditional	Open Market	£955,000	No
St. Marys Court, St. Marys Gate, Chesterfield, S41 7TD	0.12	Freehold	14/02/2019	Unconditional	Open Market	£365,000	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
Kettering County Court, Dryland Street, Kettering, Northamptonshire, NN16 0BE	0.09	Freehold	21/02/2019	Unconditional	Open Market	£250,000	Yes
Halifax County Court, Harrison Road, Calderdale, Halifax, HX1 2JJ	0.08	Freehold	28/03/2019	Unconditional	Open Market	£75,000	Yes
Nottingham Road, Lountside, Ashby-De-La-Zouch, LE65 1JP	3.03	Freehold	28/03/2019	Unconditional	Negotiated	£75,000	Yes
Lowestoft Magistrates' Court, Old Court Buildings, Old Nelson Street, Lowestoft, Suffolk, NR32 1HJ	0.31	Freehold	29/03/2019	Unconditional	Open Market	£250,000	No

Department for Transport

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
Highcliffe Training Centre, Christchurch, BH23 4JQ	1.34	Freehold	08/05/2019	Unconditional	Closed Bid	£5,626,000	Yes
52 St Andrew's Rd, Malvern, WR14 3PP	1.03	Freehold	08/08/2019	Unconditional	Informal Tender	£600,000	No
Haywards Heath Station, Waitrose, Market Place, Haywards Heath, RH16 1DJ	0.90	Freehold	27/08/2019	Unconditional	Private Treaty	£24,854,999	No
Lambeth Site Overage, Hercules Road, Lambeth, London, SE1 7EF	Overage	Overage	31/08/2019	Unconditional	Overage	£570,000	Yes
Cardiff Central Station, land off Saunders Road, CF10 1EP	3.00	Freehold	05/09/2019	Unconditional	Private Treaty	£1,100,000	No
Sunnybank, Giantswood Road, Newsbank, Congleton, Cheshire, CW12 2JR	0.49	Freehold	13/09/2019	Unconditional	Informal Tender	£510,000	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 at Angel Road/Great Eastern Road, Stratford, London, E15 1GR	0.12	Freehold	15/10/2019	Unconditional	Private treaty	£3,400,000	Yes
Old Jamaica Road Site, Bermondsey London, SE16 4AW	0.23	Freehold	29/11/2019	Unconditional	Tender	£7,000,000	Yes
Silwood Street Site, Rotherhithe, London, SE16 2AU	0.30	Freehold	17/12/2019	Unconditional	Tender	£1,800,000	Yes
Site of Summer Bungalow, Bishopsteington, Teignmouth, TQ14 9TJ	18.48	Freehold	18/12/2019	Unconditional	Private Treaty	£86,000	Yes
Site of Summer Bungalow, Bishopsteington, Teignmouth, TQ14 9TJ	0.01	Freehold	23/01/2020	Unconditional	Private Treaty	£70,000	Yes
Site of Summer Bungalow, Bishopsteington, Teignmouth, TQ14 9TJ	0.00	Freehold	23/01/2020	Unconditional	Private Treaty	£15,000	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 North Side of Kidbrooke Station, Greenwich, London, SE3 9PL	0.31	Freehold	31/01/2020	Unconditional	Informal Tender	£5,846,794	Yes
Land at Hythe Road, White City, London, NW10 6RS	3.05	Freehold	24/02/2020	Unconditional	Private Treaty	£10,000	Yes

Retrospective Sale from the 2018/19 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
Land at Gilbert Street, Glasgow, G3 8Qj	0.08	Freehold	26/03/2019	Unconditional	Private Treaty	£150,000	No

Other Government Departments

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
Sunbury - Felix Lane, Thames Street, Sunbury-on-Thames, Surrey, TW16 5QY	0.071	Freehold	14/05/2019	Unconditional	Private treaty	£20,000	No
Land and Banks at Warping Drain - Snow Sewer, Isle of Acholme	Not Available	Freehold	30/07/2019	Unconditional	Private treaty	£82,000	No
Edmonton - Pymmes Brook, East of Albany Road, London, N18 2DY	0.042	Freehold	08/08/2019	Unconditional	Private treaty	£25,000	No
North Soak Drain, Keadby, Scunthorpe, North Lincolnshire, DN17 3ER	0.711	Freehold	14/10/2019	Unconditional	Private treaty	£75,000	No
West Bank & Forelands: River Great Ouse, SE of Orchard Grove, West Lynn, Kings Lynn, Norfolk, PE34 3LE	17.924	Freehold	23/10/2019	Unconditional	Private treaty	£345,000	Yes
Rowner Mull Sluice, West side Rowner Road, Billingshurst, West Sussex, RH14 9HT	0.757	Freehold	25/10/2019	Unconditional	Auction	£36,000	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
Winthorpe Lake, Holme, Newark & Sherwood, Nottingham, Nottinghamshire, NG23 6HH	9.997	Freehold	29/11/2019	Unconditional	Private Treaty	£100,000	No
Nazeing Store, Green Lane, Nazeing, Broxbourne, Hertfordshire, EN10 6RT	0.082	Leasehold	16/12/2019	Unconditional	Surrender	£0	No
Victoria Road Borehole	0.001	Freehold	31/01/2020	Unconditional	Private Treaty	£63	No
Sunningdale Park, Sunningdale, Ascot, SL5 0QD	32	Freehold	20/02/2020	Unconditional	Informal Tender	£48,400,000	Yes

Case Studies of Significant Disposals

The following case studies provide a snapshot of the value government land sales provide and will continue to deliver over the coming years.

MoD St Athan



The sale of facilities at the MoD site at St Athan was announced in December 2016 to the British luxury carmaker Aston Martin. The 90-acre site in South Wales was redeveloped to become Aston Martin's second UK manufacturing plant.

MoD St Athan was officially opened in 1938 as the home of the No.4 School of Technical Training. The base was home to 14,000 personnel during World War II and was used for training both ground and aircrew. After the war, St Athan continued primarily as a training facility and also the major Royal Air Force maintenance base for aircraft including Vulcan, Phantom, Harrier, Tornado and Hawk. The last aircraft to be serviced there departed the site in February 2012.

Since 2016, an aircraft maintenance facility at St Athan has undergone a three-year transformation from Royal Air Force use to a state-of-the-art manufacturing facility. Phase I of construction began in late 2016 with Phase II following in Spring 2017 after the ceremonial handover of the three super-hangars that now house the new manufacturing facility from the MoD. The final phase to fit out the super-hangars got underway in late 2018. The new manufacturing facility was opened on 6 December 2019 and is projected to create up to 750 jobs.



The Avenue, Derbyshire



The former Avenue Coking Works was restored to provide space for both wildlife and people. The 98-hectare site in North East Derbyshire produced about 1,400 tonnes of coke and 765,000 m³ of manufactured gas per day between 1956 and 1992. The industrial waste was abandoned on the site for several decades, making it one of the most polluted sites in Western Europe. Over the past 20 years, the site benefited from significant investment by Homes England and its predecessors. The Avenue is now an award-winning parkland, wildlife reserve, new residential community, school and employment opportunity.

The parkland and wildlife reserve were transferred to the Land Trust's management in 2019.

Prior to works taking place, it is estimated that some 8,000 newts, 50 grass snakes and 250 water voles were translocated or otherwise protected. The final design includes the provision of a newt reserve as well as a water vole retreat to provide protection as the water drains from the flood basin.

Restoration works completed in 2019 and already a large number of bird species can be found on site. Regular sightings of kingfisher, lapwings and goosander are reported in the wetland areas by visitors, while flocks of species such as goldfinch feed in the large meadow areas. On top of wildlife watching the site offers many opportunities for recreation, with large multi-user paths suitable for running, cycling and horse-riding. Sports pitches provide places for local teams to get active.



Mowden Hall, Darlington



The former Department for Education (DfE) office in Darlington was transferred to Homes England in 2016 to manage the sale on their behalf and the existing office building demolished to create a development platform on this two-hectare site. A detailed Development Brief was prepared due to the site being in close proximity to the Grade II listed Mowden Hall, before Homes England agreed a freehold conditional sale of £418,000 with developer Galliford Try Partnerships.

Galliford Try Partnerships secured detailed planning permission in June 2019 for 18 three-bedroomed and 12 four-bedroomed two-storey houses and work started on site in November 2019. The homes were designed to reflect the style of the historic Mowden Hall, which can be seen from the site. The scheme includes a comprehensive landscaping plan that includes 1,700 plants and 27 new trees.

The sale also included a S106 contribution of over £360,000 towards affordable housing provision in Darlington Borough, improvements to pedestrian facilities in the locality, maintenance of local sports and recreation pitches and a plan for the upkeep of public open space to be created, which will also afford views of Mowden Hall. By October 2020 50% of the site was completed and sold /occupied.



Holloway Prison



Holloway Prison, the 10-acre site in Islington and the largest women's prison in western Europe, was sold in March 2019 by Ministry of Justice to housebuilder London Square in a partnership with Peabody in a deal worth nearly £81.5 million. The deal is expected to provide up to 1,000 homes and will help to fund the replacement of ageing prisons with modern, purpose-built establishments.

At least 60% of the 1,000 homes will be affordable and of these, 70% will be social rent, which are pegged to local incomes to keep them affordable. The remainder will either be for sale through

shared ownership or London Living Rent – a scheme offering three-year tenancies to middle-income earners who are given the option to buy the property. Construction of the homes along with a women’s centre, green spaces and play areas is expected to start by 2022, with the aim of being completed by 2026.



The Old War Office



The sale of the Old War Office, Whitehall, to the Hinduja Group in partnership with OHL Developments was completed on 1 March 2016. The 580,000 sq. ft. Grade II* Listed Building, which was completed in 1906 was sold on a long lease arrangement for £357m. The building will be sympathetically restored, redeveloped and re-imagined as a high-quality hotel and residential apartments.

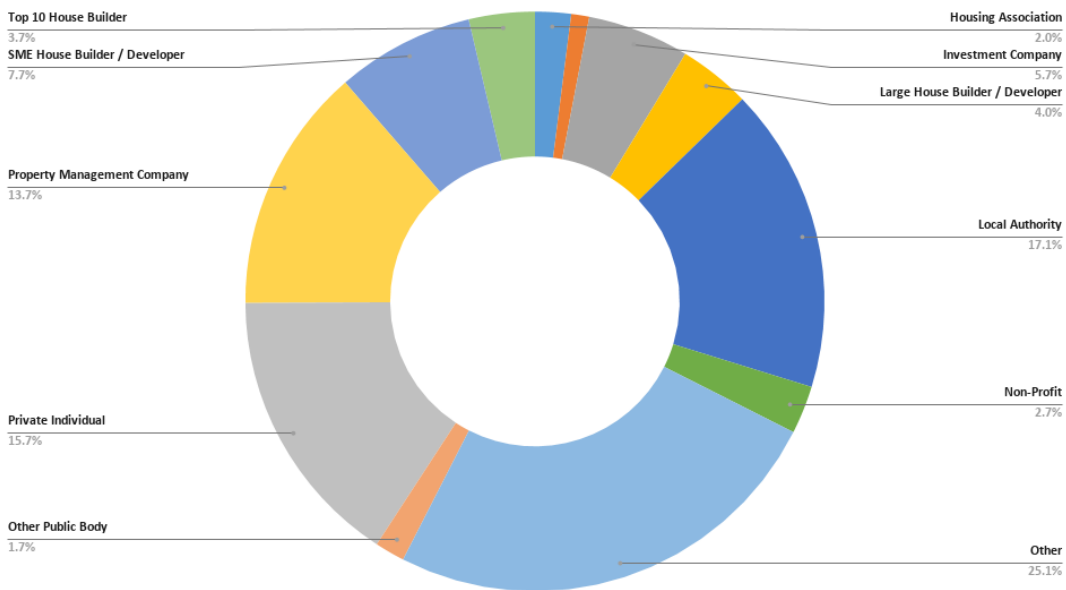
In June 2017 an agreement was signed for Raffles to operate a 125 bedroom hotel at the iconic Old War Office building in London and a further agreement has now been signed confirming Raffles as operator for the 85 residences. The Hinduja Group and OHL Developments officially unveiled the new name for the project, ‘The OWO’, at a topping out ceremony to mark the significant milestone towards the project’s opening in early 2022. The new name celebrates and respects the history and spirit of the Old War Office.

Buyers of Public Land

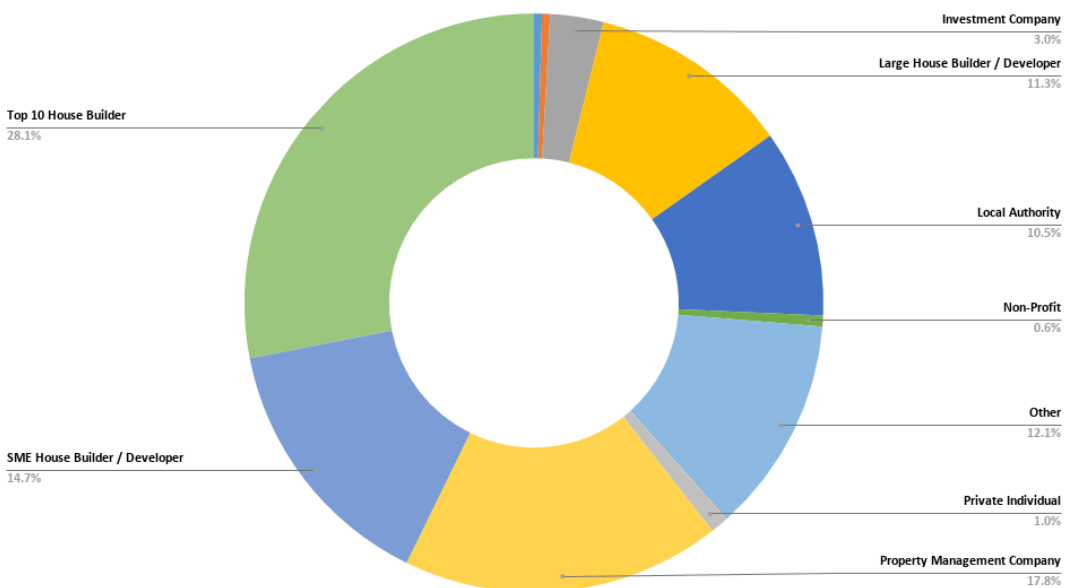
Analysis of the number of sites sold in 2019/20 has identified 11 categories of buyers of surplus public land. The analysis has shown that Top 10 House Builders are the largest category of buyer of public land by financial value contributing 28.1% to receipts from the purchase of 3.7% of all sites. SMEs and private individuals account for over 23% of the number sales made in 2019/20. Over 17% of sites, 54.6% by value, were sold to organisations whose sole purpose it is to build homes.

Sales accounting for 25.1% 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



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 is 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

Abbreviation	Definition
CPO	Compulsory Purchase Order
DPP	Developer Partner Panel
LSDP	Land Sale Development Partner
MPM	Managing Public Money
OGD	Other Government Department
OJEU	Official Journal of the European Union Tender
ROL	Rights Over Land
SFA	Service Families Accommodation
Top 10 House Builder / Developer	Building companies by number of homes sold
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 organization that delivers a public service, is not a government department and operates to a greater or lesser extent at arm's length from Ministers.