

### Smallholdings Disposal Programme

The policy of disposals is on the basis that properties with high maintenance and management costs are disposed of whilst retaining as much land as possible.

The properties sold to date are:

<u>Apr 05 - Mar 06</u>	<u>Smallholding</u>	<u>Price (£)</u>	
May-05	Nordan (land only)	11,000	
Sep-05	Nordan Farm house	275,000	
Dec-05	Westbrook Manor	375,000	
			sub total
Jan-06	Clearbrook land	80,000	<b>£741,000</b>
<u>Apr 06 - Mar 07</u>			
Oct-06	Waygate	340,000	
Nov-06	Nieuport Gardens	255,000	
Dec-06	Lateware	450,000	
	Parcel of land at Tow Tree farm	11,727	
Dec-06			sub total
Jan-07	Monkton Farm house	505,000	<b>£1,561,727</b>
<u>Apr 07 - Mar 08</u>			
Apr-07	Parcel of land at Tow Tree	10,575	
			sub total
Sep-07	Newhouse Farm, Daffaluke +25ac	887,220	<b>£897,795</b>
		<b>Total to date</b>	<b>£3,200,522</b>

## APPENDIX 5

<u>Year</u>	<u>Proposed sales</u>	<u>Comment</u>	<u>Value</u>	
2008	Westbrook Farm buildings		£250,000	
2008	Lion Farm House		£350,000	
2008	Lion Farm buildings		£200,000	
2008	Woodcroft		£1,750,000	
2008	Middlebrook, Pembridge + 10ac	House plus 10 ac	£500,000	
		<b>Total for year 08/09</b>		<b>£3,050,000</b>
2009	Hospital farm, Burghill	Awaiting covenant to be lifted	£350,000	
2009	The Parks, Burghill	Complex of 2 cottages and redundant farm buildings with 3 acres of land	£1,000,000	
2009	Station Farm	House plus some land	£700,000	
2009	Land at Hildersley Model Farm	Employment land	£1,500,000	
2009	Newhouse Farm, Rowstone	House plus some land	£800,000	
2010	Highway Farm, Monkton	House plus some land	£500,000	
2010	Land at Hildersley Model Farm	Employment land	£1,500,000	
		<b>Total for future years</b>		<b><u>£6,350,000</u></b>
				<b>£9,400,000</b>

Other properties will become vacant during this period and will be added to the list at the appropriate time.

**The 10-year target of £10m is achievable in 6 years.**

### Notes:

Hildersley Model Farm is a phased disposal over two years.

The properties proposed for sale over the next years are those which fit in with the criteria for disposal and some opportunity sales will be added as appropriate.

The main risks and delays are in obtaining vacant possession, planning permission and a temporary fall in the market.

The figures quoted above are estimates of potential value and neither the amount nor the timing of the receipts can be guaranteed.