

TAFLEN BENDERFYNIAD AELOD CABINET CABINET MEMBER'S DECISION NOTICE

PWNC/SUBJECT:

Gwerthu rhydd-ddaliad safle LS Carpets, Pwllheli i'r Tenant.
Sell the freehold interest in LS Carpets Site, Pwllheli to Tenant.

AELOD CABINET/CABINET MEMBER:

Cynghorydd Ioan Thomas
Councillor Ioan Thomas

PENDERFYNIAD/DECISION:

Bod rhydd-ddaliad yr eiddo'r safle a adnabyddir fel LS Carpets, Maes yr Orsaf, Pwllheli, LL53 5HG yng nghyd a'r tir cysylltiedig (amlinellwyd yn goch ar y cynllun) yn cael ei drosglwyddo i Grŵp Watkin Jones ar delerau ac amodau i'w pennu gan y Rheolwr Stadau

That the freehold of the property known as LS Carpets, Maes yr Orsaf, Pwllheli, LL53 5HG, together with the associated land (edged red on the attached plan) be transferred to Watkin Jones Group on terms and conditions to be determined by the Estates Manager.

RHESYMAU DROS Y PENDERFYNIAD / REASONS FOR THE DECISION

Mae'r eiddo wedi ei brydlesu i Carlton Management (North Wales) Ltd, sydd yn rhan o Grŵp Watkin Jones

Mae'r eiddo wedi gosod o dan brydles 75 mlynedd o Orffennaf 1966, prin iawn yw ymrwymiad y Cyngor i'r eiddo. Mae'n eiddo anweithredol ac yn weddill i anghenion y Gwasanaeth Economi a Chymuned.

Er mwyn cyflawni ei ddyletswydd dan Adran 123 o Ddeddf Llywodraeth Leol 1972, rhaid i'r Cyngor sicrhau'r pris gorau posib wrth waredu eiddo. Gan hynny, polisi'r Cyngor yw gwaredu ar y farchnad agored fel bod gan unrhyw un sydd â diddordeb gyfle i brynu neu brydlesu. Bydd hyn yn sicrhau'r pris gorau ac yn sicrhau tryloywder. Fodd bynnag, mae rhai eiddo na fyddent oherwydd eu maint, eu natur a'u lleoliad o ddiddordeb i un defnyddiwr yn unig. Mewn achosion o'r fath argymhellir peidio gwaredu ar y farchnad agored ond ei werthu neu ei osod yn uniongyrchol i'r unig brynwr neu denant tebygol drwy drafodaeth breifat. Gofynnir am ganiatâd penodol i wneud hyn yn mhob achos.

Yn yr achos yma, mae'r sefyllfa fel y disgrifir uchod; bydd priodi'r brydles a'r rhydd ddaliad yn rhyddhau gwerth sydd yn golygu bod y rhydd ddaliad yn fwy gwerthfawr i deilydd y brydles nac i neb arall ac felly trwy werthu i'r prydlesydd y gellir sicrhau'r gwerth gorau.

Ni does unrhyw friad gwerthu am lai na gwerth y farchnad. Ni fydd y gwerthiant yn cael ei gwblhau tan i'r prynnwr sicrhau caniatad cynllunio yn gyntaf ar gyfer ail ddatblygu.

The property is currently leased to Carlton Management (North Wales) which forms part of the Watkin Jones Group.

The subject property is let on a 75 year lease from July 1966, the Council's engagement with the property is very limited. It is a non-operational property and surplus to the requirements of the Economy and Community Service.

In order to discharge its duty pursuant to Section 123 of the Local Government Act 1972, the Council must ensure best value when disposing of any surplus property. Therefore, it is the Council's policy to dispose on the open market ensuring that all interested parties have an opportunity to buy or rent. This will ensure that the best price possible is achieved and ensures transparency. However, there are certain portions of land that are due to their size, nature and location of no use other than to one prospective user. In such cases; it is recommended that the property is not disposed of on the open market; rather that it should be sold or let to the one prospective purchaser or tenant. Particular authority is sought in each such case.

In this case, the situation is as described above; marrying the lease and the freehold will release value that means that the freehold is more valuable to the leaseholder than any other purchaser and that it is by selling to the leaseholder that best value may be achieved.

There is no intention of selling for less than market value. The sale will not be completed until the purchaser has secured planning consent for redevelopment.

BARN Y SWYDDOGION STATUDOL / VIEWS OF STATUTORY OFFICERS

1. Y Prif Weithredwr/Chief Executive:-

"Dim i'w ychwanegu"

"Nothing to add"

2. Swyddog Monitro/ Monitoring Officer:-

"Gan nodi amgylchiadau penodol y trawsgludiad arfaethedig a'r ymwrymiad i sicyrhau pris y farchnad rwy'n fodlon gyda priodoldeb y daflen benderfyniad."

"Noting the specific circumstances of the proposed transfer and the commitment to ensure market value I am content with the propriety of the decision notice."

3. Prif Swyddog Cyllid/Chief Finance Officer:-

"Ar yr amod fod y tir yn cael ei werthu am bris y farchnad, nid oes gennyf gwrthwynebiad o safbwynt priodoldeb ariannol."

"On condition that the land is sold at market value, I have no objection from the perspective of financial propriety."

BARN YR AELOD LLEOL / VIEW OF LOCAL MEMBER

Y Cynghorydd / Councillor Michael Sol Owen

Cytuno gyda'r ffordd ymlaen

I agree with the way forward.

LLOFNOD / SIGNED



DYDDIAD/DATE

24/11/14

