



Stapeley & District Parish Council

LAND NORTH OF PETER DE STAPLEIGH WAY, STAPELEY, NANTWICH CW5 7GY

STATEMENT BY THE PARISH COUNCIL

As many residents will be aware, an area of land on Peter de Stapleigh Way is to be auctioned on 13 April 2022, with a guide price of £1,000. The guide price is the lowest figure which would be acceptable, but this will likely increase, dependent on interest in the site.

The Parish Council held an extra-ordinary meeting on the evening of 4 April 2022 to decide if it should bid for the land, and decided, with Members voting unanimously, that it should not put in a bid for the land, for the following reasons:

- The liquidators' documents were very general and relied on the purchaser to carry out considerable research.
- The timescales for due diligence are very short and the likely cost of legal advice to ensure accountability, is likely to be significant and may not be adequate given the timescale. In view of this position the Clerk did request an extension of time from the liquidators selling the land, but this was refused.
- There is currently no budget for this and whilst funds could be diverted from other resources, Members agreed that the Council should concentrate on bringing to fruition its two major projects, namely, the restoration of the Victorian Orchard and the new management arrangements for the conservation area on Talbot Way. These are both priorities to improve these areas.
- Members were also concerned that the purchase of the land may result in the Council accruing liabilities which are not currently identifiable, as the legal pack did not contain sufficient details to fully understand the legal position and consequences for buying and owning the land.
- Members were minded that they did not wish to add inflationary pressure to existing budgets with consequential impact on future Council Tax bills.

The Parish Council will continue to keep this matter under review and monitor the outcome of the ongoing process.

Carol Jones
Clerk to the Parish Council
7 April 2022