

WELLS CITY COUNCIL

WELLS CITY COUNCIL LAND & PROPERTIES ASSET REGISTER FEBRUARY 2023						
LOCATION	LAND REG.NO.	RENT REVUE	LEASE END DATE	LISTED	VALUATION	Purpose for holding this asset
		DUE		ASSET VALUE	<i>Ins rebuild valns</i>	
Freehold Properties						
Town Hall Grade II listed	WS58043			£5,938,957	£6,823,000.	Council offices & services hub. Rental income
Portway Annexe				£590,000	£980,000	Community. Investment asset. Rental Income
Market Hall Grade II	WS58043			£2,126,343	£2,074,000.	Investment asset. Rental income.
ASK Restaurant		Sep-24	25 yr. expires 2028			
Old Post Office			25 yr expires 2046			
Crown Hotel Grade II* & 8-10 Market Place Grade II	<i>combined registration:</i> WS58454		Crown 99 year lease to 2053 '8-10' expires 2025	<i>combined valuation:</i> £3,712,938	£3,998,000.	Investment asset. Rental income.
Public Toilets, Town Hall Buildings	part ST177456 part WS67378			£184,439.00	£259,000.	Public convenience;
Old Post Office, 1 Priory Road	WS58451	Jul-25	expires 2031	£319,166.00	£898,000.	Investment asset. Rental income.
Wells Cemetery	deeds with solicitor					
<i>75% WCC / 25% StCuthbertOut PC managed by WCC</i>	2 x chapels			<i>lodge & chapels combined:</i> £812,424.00	£998,000.	Historic community asset. Community provision; statutory function
<i>Main Gates are listed</i>	Lodge		Service occupancy		£425,000.	Council Office & accommodation
Barnes Close Allotments	WS35196		25 year covenant on resale to MDC			Community provision; statutory function
Leased Property by WCC						
Unit 26 Underwood Business		Private Lease	May 2028			Outside Spaces staff facility, storage
Toilets/ticket office, Princes Rd	WS6521	<i>Leased from</i> MDC	expires 2037			Public facility; statutory function
All Deeds held at Chubb Bulleid Solicitors; copies in Town Clerk's Office and/or City Council Town Hall Archive, as appropriate						
Rented Properties						
Burcott Road Allotments	MDC		3 year term dated 2005; rolling, no fee			Community provision; statutory function
Bishops Palace Allotments	Church Commissioners		annual rental			Community provision; statutory function
Management Responsibility						
Skateboard Park	SCC land	Licence to occupy	Licence expired 2020			Community provision;
City Council has full responsibility						

WELLS CITY COUNCIL

Other						
War Memorial at St Cuthbert's	on PCC land				£53,000.00	community benefit. Historic community asset Insured by City Council - statutory function
				£13,684,267.00	£16,508,000.00	
Notes:						
<i>Dragon Mosaic at Moat Walk</i>	<i>on Church Commissioners land</i>		<i>Licensed to Mr Comer and others at Dinder</i>			<i>City Council has no legal rights or duties</i>
<i>Bishop's Conduit, Market Place</i>	<i>MDC property</i>	<i>WCC to clean</i>				<i>Historic community asset</i>
For Street Furniture see Wells City Council/Asset Register/Street Furniture/ contact: Open Spaces Officer						Community benefit. Statutory functions
For Civic Assets, art works and Insignia contact: City Archivist or Town Clerk						Historic community assets
Wells Recreation Ground Trust						Full Management of Independent Trust
Trust						