

WELLS CITY COUNCIL

WELLS CITY COUNCIL LAND & PROPERTIES ASSET REGISTER FEBRUARY 2020						
LOCATION	LAND REG.NO.	RENT REVUE	LEASE END DATE	LISTED	VALUATION 2017	Purpose for holding this asset
		DUE		ASSET VALUE	<i>Ins rebuild valns excl.VAT:</i>	
Freehold Properties						
Town Hall Grade II listed	WS58043			£5,938,957	£6,823,000.00	Council offices& services hub. Rental income Community use. Investment asset.
Market Hall Grade II	WS58043			£2,126,343	£2,074,000.00	Investment asset. Rental income.
ASK Restaurant		Sep-18	25 yr. expires 2028			
Post Office		Jul-16	extended to 31 st March 2020			
Crown Hotel Grade II* & 8-10 Market Place Grade II	<i>combined registration:</i> WS58454	Jun-20	Crown 99 year lease to 2053 '8-10' expires 2025	<i>combined valuation:</i> £3,712,938	£3,998,000.00	Investment asset. Rental income.
PublicToilets,TownHall Buildings	part ST177456			£184,439.00	£259,000.00	Public convenience; statutory function
£100,000 PW Loan 05.09.2008; 30years	part WS67378					
Old Post Office, 1 Priory Road	WS58451	Jul-21	expires 2021	£319,166.00	£898,000.00	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	£998,000.00	Historic community asset. Community provision; statutory function
<i>Main Gates are listed</i>	Lodge		Service occupancy		£425,000.00	Council Office, staff facilities & accomodation
Barnes Close Allotments	WS35196		25 year covenant on resale to MDC			Community provision; statutory function
Leasehold Property						
Toilets/ticketoffice, PrincesRd	WS6521	<i>Leased from</i> MDC	expires 2037		<i>Insured by</i> MDC	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	ChurchCommissioners		annual rental			Community provision; statutory function
Management Responsibility						
Skateboard Park	SCC land	Licence to occupy	Licence expires 2020			Community provision; statutory function
City Council has full responsibility						

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Other						
War Memorial at St Cuthbert's	on PCC land				£53,000.00	community benefit. Historic community asset
						Insured by City Council - statutory function
				£13,094,267.00	£15,528,000.00	
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