REPORT TO CABINET

Borough Council of King's Lynn & West Norfolk

DATE OF MEETING	17th November 2026
REPORT TITLE	Disposal of Land at Morston Drift, South Lynn
LEAD MEMBER	Cllr Simon Ring, Cabinet Member for Business
LEAD OFFICER	Liz Macdonald
CONSULTEES	Carl Holland, Assistant Director Finance Cllr Joyce and Cllr Kemp Ward Councillors for South and West Lynn
WARDS AFFECTED	South and West Lynn

KEY DECISION	YES
DECISION MAKER	Cabinet
IS THE REPORT OPEN OR EXEMPT	PART EXEMPT If not for publication, the paragraph(s) of Schedule 12A of the 1972 Local Government Act considered to justify this is paragraph 3

FINANCIAL IMPLICATIONS	YES
HR IMPLICATIONS	NO
POLICY IMPLICATIONS	NO
STATUTORY IMPLICATIONS	YES
RISK MANAGEMENT IMPLICATIONS	YES
ENVIRONMENTAL IMPLICATIONS	NO
EQUALITY IMPACT ASSESSMENT COMPLETED	YES – pre-screening completed; full Equality Impact Assessment not required.

SUMMARY OF REPORT

The Council owns Plots M1 and part of Plot M2 at Morston Drift, South Lynn. Heads of terms have been agreed, subject to Cabinet approval, for the disposal of approximately 3.5 acres to the East of England Ambulance Trust (EEAT) for development of a new ambulance base.

The proposed disposal would generate a capital receipt to support the Council's Capital Programme. The agreed consideration and supporting valuation evidence are set out in the exempt appendix.

Cabinet approval is sought to proceed with the disposal on the terms set out in this report and the exempt appendix.

RECOMMENDATIONS

Cabinet resolves to:

1) Approve the disposal of the Council's freehold interest in Plot M1 and part of Plot M2, Morston Drift, South Lynn, to the East of England Ambulance Trust on the terms set out in the exempt appendix. 2) Delegate authority to the Assistant Director for Property, in consultation with the Cabinet Member for Business, to finalise the terms of the disposal and agree any non-material amendments necessary to complete the transaction.
REASON FOR DECISION
To secure a capital receipt representing the best consideration reasonably obtainable for the land, supporting delivery of the Council's Capital Programme, whilst enabling East of England Ambulance Trust to develop a new ambulance base serving King's Lynn, West Norfolk and the wider area.

CORPORATE STRATEGY **How does this proposal support our Corporate Priorities** Our priorities | Corporate Strategy 2023 - 2027 | Borough Council of King's Lynn & West Norfolk	
Promote growth and prosperity to benefit West Norfolk	Yes. Selling to the East of England Ambulance Trust will support health and wellbeing of the wider community of West Norfolk, South Lincolnshire and Cambridgeshire.
Protect our Environment	Not directly applicable.
Efficient and effective delivery of our services	Not the Council's direct services but will support the new QEH Hospital.
Support our communities	Will support the health and wellbeing of our communities through efficient delivery of Ambulance services

REPORT DETAIL

1. Introduction

1.1 Property Services identified the sites as suitable for the requirements of the East of England Ambulance Trust in terms of site configuration and access to the transport network the proposed provision will be servicing.

1.2 Negotiations have concluded with the East of England Ambulance Trust for a disposal of the freehold interest in the site.

1.3 The sites have previously been marketed for a mixed residential and commercial development. The proposed disposal to the EEAT incorporates the commercial element, along with part of the site that was marketed for residential development. The remainder of the site will continue to be marketed for residential use.

2. Background

2.1 The land is situated in the South and West Lynn wards and comprises approximately 3.5 acres of undeveloped land. The surrounding uses include residential development and the King's Lynn Enterprise Park. The land has been marketed by the Council's agent, Brown & Co.

2.2 The site has been identified by the EEAT as meeting its criteria for the location of an Ambulance Base to support West Norfolk and the wider catchment area extending to Lincolnshire and Cambridgeshire.

2.3 EEAT has confirmed that funding is available to acquire the land and construct the facility. The funding is time limited and therefore requires the Council to determine the proposed disposal promptly.

3. Proposal

3.1 Terms have been agreed for the sale of the land to EEAT. The disposal will be subject to the Trust securing planning permission for their proposed use, and satisfying themselves of all other due diligence matters, such as ground conditions.

4. Options Considered

4.1 The following options have been considered.

Option 1 – Dispose of the land (Recommended)

- Enables EEAT to progress a new ambulance base in a strategically important location for the provision of emergency services to West Norfolk and the surrounding catchment area.
- The disposal supports the Council's Capital Strategy 2026–27 (paragraph 3.8, Capital Financing) through the generation of a capital receipt to support the Capital Programme. Having regard to the marketing undertaken and valuation evidence set out in the exempt appendix, the proposed consideration is considered to represent the best consideration reasonably obtainable for the land.

Option 2 – Do not sell to EEAT

- EEAT has advised that other sites in King's Lynn have been considered and discounted. Not proceeding with the proposed disposal would therefore risk the proposed facility not being located on this site and may affect EEAT's delivery timetable.

- The site will continue to be marketed as a mixed commercial and residential opportunity.

4.2 Therefore Option 1 is the recommended option.

5. Financial Implications

5.1 The proposed disposal will generate a capital receipt which will be applied in accordance with the Council's Capital Strategy and capital financing arrangements.

5.2 The agreed consideration and supporting valuation evidence are set out in the exempt appendix. Based on the marketing undertaken and the valuation evidence available, officers consider that the proposed consideration represents the best consideration reasonably obtainable for the land in accordance with Section 123 of the Local Government Act 1972.

6. HR Implications

6.1 None

7. Policy Implications

7.1 The proposal is consistent with the Council's Property Disposal Policy. It also supports the Council's Capital Strategy 2026–27 by generating a capital receipt to support the funding of the Capital Programme.

8. Climate Change and Environmental Implications and considerations

8.1 None

9. Statutory and Legal Implications

9.1 Under section 123 of the Local Government Act 1972, the Council may dispose of land in any manner it considers appropriate, subject to its duty to obtain the best consideration reasonably obtainable. For the reasons set out in this report and the exempt appendix, officers consider that the proposed terms meet this requirement.

10. Health and Safety Implications

None

11. Consultees

11.1 Ward Members for South and West Lynn have been consulted on the proposal

12. Equality Impact Assessment

12.1 A pre-screening Equality Impact Assessment has been completed, identifying no adverse impacts.

13. Risk Management Implications

13.1 The purchaser's funding is time limited and delay in determining the proposed disposal may affect EEAT's ability to proceed.

13.2 The disposal remains subject to planning permission and satisfactory purchaser due diligence.

13.3 Each party will meet its own legal costs. If the transaction does not proceed, the Council will therefore bear its own abortive costs.

14. Conclusion

14.1 The proposed disposal will enable EEAT to progress a new ambulance base at Morston Drift while generating a capital receipt for the Council. Having regard to the marketing undertaken and valuation evidence set out in the exempt appendix, officers consider that the proposed terms represent the best consideration reasonably obtainable. Cabinet is therefore recommended to approve the disposal.

LIST OF APPENDICES
• Exempt Appendix A – Disposal terms and financial details.

LIST OF BACKGROUND PAPERS
• Site plans showing the titles to be disposed of.

PRE SCREENING EQUALITY IMPACT ASSESSMENT				
For equalities profile information please visit Norfolk Insight - Demographics and Statistics - Data Observatory				
Name of policy/service/function	Sale of Land as detailed in the report			
Is this a new or existing policy/ service/function? *(tick as appropriate)*	New		Existing	Yes

Borough Council of
King's Lynn &
West Norfolk



Brief summary/description of the main aims of the policy/service/function being screened. **Please state if this policy/service is rigidly constrained by statutory obligations, and identify relevant legislation.**	Sale of land as detailed in the report				
Who has been consulted as part of the development of the policy/service/function? – new only *(identify stakeholders consulted with)*	N/A				
Question	**Answer**				
1. Is there any reason to believe that the policy/service/function could have a specific impact on people from one or more of the following groups, for example, because they have particular needs, experiences, issues or priorities or in terms of ability to access the service? **Please tick the relevant box for each group.** **NB. Equality neutral means no negative impact on any group.** ***If potential adverse impacts are identified, then a full Equality Impact Assessment (Stage 2) will be required.*** ***For more information on health inequalities please visit The King's Fund***		Positive	Negative	Neutral	Unsure
	Age			x	
	Disability			x	
	Sex			x	
	Gender Re-assignment			x	
	Marriage/civil partnership			x	
	Pregnancy & maternity			x	
	Race			x	
	Religion or belief			x	
	Sexual orientation			x	
	Armed forces community			x	
	Care leavers			x	
	Health inequalities*			x	
	Other (eg low income, caring responsibilities)			x	
Please provide a brief explanation of the answers above: The land has been marketed on the open market over a period of time and the offer received represents best consideration.					

Question	Answer	Comments
2. Is the proposed policy/service likely to affect relations between certain equality communities or to damage relations between the equality communities and the Council, for example because it is seen as favouring a particular community or denying opportunities to another?	No	
3. Could this policy/service be perceived as impacting on communities differently?	No	
If 'yes' to questions 2 - 3 a full impact assessment will be required unless comments are provided to explain why this is not felt necessary: **Decision agreed by EWG member: ……..**		
4. Are any impacts identified above minor and if so, can these be eliminated or reduced by minor actions?	No	**Actions:**
If yes, please agree actions with a member of the Corporate Equalities Working Group and list agreed actions in the comments section		**Actions agreed by EWG member: …….**
5. Is the policy/service specifically designed to tackle evidence of disadvantage or potential discrimination?	No	**Please provide brief summary:**
Assessment completed by: Name	**Liz MacDonald**	
Job title	**Assistant Director, Property**	
Date completed	**23.10.26**	
Reviewed by EWG member	**Allison Bingham**	**Date** **23.10.26**
✓ Please tick to confirm completed EIA Pre-screening Form has been shared with Corporate Policy (corporate.policy@west-norfolk.gov.uk)		