

Fell View/Barton's Close.

The Council are unable to confirm ownership of a strip of land at the end of Fell View providing direct access into the site because of the absence of any registered title. The Council are now looking to obtain indemnity insurance that will enable the Council at some point in the future to dispose of the site with the benefit of the access issue being covered and protected by a policy. Should someone come forward claiming ownership for access the Council can then discharge the claim via this indemnity policy. The value of the policy is calculated on the probable development values of a scheme of 28 units. The cost of the indemnity policy would be offset against the value of the land.

The owners of the strip of land at Barton's Close, which may now be considered as an alternative access into the site, have stated that they retained their strip for the collection of a future ransom. The indicative layout prepared by a RSL may be adjusted to accommodate access or partial access from Barton's Close.

With the Council now looking to secure an insurance policy for access from Fell View, Barton's Close should not be a ransom strip, merely an access to be purchased at residential land value.

The Flood Risk Assessment recently completed on the site will reduce the capacity by about 5 or 6 units. The Council's disposal particulars will detail this.

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