

Mr J McIntyre
97 Farmstead Road
Corby
Northamptonshire
NN18 0LG

8th January 2021

**Subject to Contract and Formal Valuation
Subject to Planning Permission**

Dear Mr McIntyre,

Re: Small Land Application – 97 Farmstead Road, Corby

Following my letter dated 11th December, I received a phone call from Councillor Sims who questioned some of the reasons why the Council was not eager to sell the land. I spoke to my office manager and managed to speak to the Council's Planning Services department.

Having reviewed their comments, listened to Councillor Sims suggestions and discussed further with my manager, I can confirm that Property Services would be willing to progress your application further. This is on the basis the following concerns are alleviated as below:

1. Existing manhole cover/drain – the area surrounding the drain is left clear and uncovered allowing unrestricted access when necessary by the appropriate authority.
2. The road sign for Bodiam Place – the purchaser acquires consent from County/Street Doctor to fabricate a new sign which can be mounted onto the new boundary wall. The seller (CBC) is to bear no costs associated to this task.
3. Impact on the highway network and highway safety – to avoid the visual splay being affected, the front wall needs to be at a lower level (some 600mm high) similar to the existing. This can increase in height once it connects to the existing rear garden.

Using comparable evidence, I would estimate the value of the land to be in the region of £1,825.00. This needs to be reviewed and verified by the surveyor before Heads of Terms are produced and finalised. It is worthy of note that Surveyor Fees (of £500 + VAT) and Legal fees (of £500 + VAT) will be due before the sale completes. Before proceeding, we ask you to approach the Planning Department to gain a change of use from amenity land to garden land as we may only sell the land subject to Planning Permission being granted. Please confirm when you have contacted them so I may verify the land is within the Council's ownership. It would be helpful if you could forward any correspondence you receive.

If you have any queries in connection to your application, please feel welcome to contact me via one of the below listed methods.

Yours sincerely,

Emily Arksey
For and on behalf of Property Services

Corby Innovation Hub • Bangrave Road • Corby • Northants • NN17 1NN
Tel: 01536 464676 | Email: emily.arksey@corby.gov.uk