

Background Information:

1. This land formed part of the larger ex-garage site off Drybread Road, Whittlesey, the main site has been sold however this part was separated as it has outline planning consent for a single bungalow with access off Feldale Place.
2. Feldale Place is an adopted highway except for the turning head at the eastern end which is unadopted and owned by Clarion (see plan below – hatched blue). It is at this point that the access to this land must be formed.
3. The housing stock transfer to Clarion (Roddons) provides rights of way for the retained Council land, such as this, but does not confer a right to undertake works of alteration to Clarion owned land, as will be required.
4. The Deed between the Council and Clarion places an obligation upon Clarion to grant a letter of consent to a purchaser of this land to enable the works required by a planning consent to form the access.
5. This Deed removes the risk for any purchaser that Clarion would either refuse to allow or demand a 'ransom payment' to grant consent for the required works.
6. The Council will be required to pay Clarions legal fees of £250.

