



Contact: Mrs Julia Greenwood
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Our Ref: MJG/L1981
Your Ref:



The Owner(s)
Dorrington Road
Lancaster
LA1 1TD

Resources Property Group

Town Hall
Dalton Square
LANCASTER
LA1 1PJ
DX63531 Lancaster

WITHOUT PREJUDICE & SUBJECT TO CONTRACT

2nd July 2015

Dear Sir / Madam

LAND TO THE REAR OF 2 – 56 DORRINGTON ROAD, LANCASTER

The city council wrote to all owners of the properties that back on to land named above and shown edged red on the attached plan some time ago in an effort to resolve the issue of unauthorised use of the land. Unfortunately, nothing was resolved so I am now writing to everyone again in the hope of a mutually agreeable outcome and solution. (Many of the properties will have been sold so am writing to some new owners).

Background

Lancaster City Council owns the above land (shown edged red on the attached plan), and officers are aware that the majority of the householders are using portions of the land to form garden extensions at the rear of their properties.

I understand that in the past the entire plot between the houses and the embankment was let by the city council to "Dorrington Road Allotment Holders Association" who in turn sub-let individual plots to individual householders. That allotment agreement lapsed some time ago and the householders have continued to use the land without the city council's consent or approval.

The city council registered its ownership of the land with the Land Registry in 2004.

In an attempt to resolve this matter, I am able to advise you that the city council would have no objection, in principal, to transferring its freehold interest in the individual plots at a cost. This would formalise your use and define the boundaries. This proposal will only work if either everyone buys the plot at the rear of their property or one household acquires two or three plots adjacent by agreement if the adjoining householder does not want to purchase. The rear boundary will have to be agreed to a uniform length to tie in with all plots so those who are using twice or three times the length of the "normal" plot will have to vacate these areas.

To give you some indication of the cost, the council has agreed a figure of £25 per square metre very recently in this vicinity plus the council's legal fees and surveyor's fees. The latter will be dependent on whether the land is sold as a whole or individually.

Therefore in order to start collating all information about occupancy and demand, I would be grateful if you could indicate whether:

1. You currently use the land to the rear of your property by filling in the attached form and marking the area you are using on the enclosed plan.
2. You are interested in acquiring the land from the city council.

Please forward these details either to me at the above address or e-mail me the information, by 3rd August 2015. Once responses have been received site meetings will have to be arranged and discussions held with individuals, etc.

The residents and householders could take this opportunity to discuss between themselves the possibility of purchasing the site as a whole or in blocks, to minimise costs. Any sales would be subject to contract and approval by the city council's Members.

I look forward to receiving your response in the near future, however if you have any further comments or enquiries in the meantime please do not hesitate to contact me. (If you want me to e-mail you copies of the correspondence for ease please let me know).

If you rent the house you are occupying please forward this information onto your landlord or let me have their name and address and I can send this information on.

Yours faithfully

M. J. Greenwood

ESTATES AND VALUATION MANAGER

Reference: MJG/L1981

I/we

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the owner(s) of Number Dorrington Road, Lancaster,

hereby confirm that I /we currently **do / do not** use the land, owned by Lancaster City Council, to the rear of my property as a garden extension. (I attach a plan showing the area I am using).

I/we **would / would** be interested in acquiring the plot of land to the rear of my property and look forward to receiving details in the future should this prove feasible.

Signed

Signed

Dated