

**ANGUS COUNCIL**

**COMMUNITIES COMMITTEE – 28 FEBRUARY 2017**

**PURCHASE OF LAND FROM STRANGS MORTIFICATION BY ANGUS COUNCIL**

**Introduction**

Angus Council is developing four homes on an opportunity site at Lilybank Crescent, Forfar. The development is part of the Council's overall commitment to increase the supply of affordable housing in Angus and improve planning for place. In addition to the four homes the development will deliver improved playpark facilities for the local community and increase the availability of on street parking.

**Land Purchase**

In drawing up proposals for the development an option to include of land owned by the Strangs Mortification Trust in the development footprint was explored. It was determined that an area of 1696m<sup>2</sup> owned by Strangs Mortification would add value to the development by improving the layout of the site and its boundaries with the existing estate as well as enhancing the playpark and car parking. Community consultation on the proposals identified this as the preferred option and a development scheme has been put together on this basis.

A land valuation has been carried out by the Council's appointed surveyor Shepherd Chartered Surveyors. Shepherd's valued the land at £5,500. The Council and the Trustees of Strangs Mortification have subsequently agreed a sale price of £10,000. While this is in excess of the land value it is considered reasonable in light of the added value it provides to the housing development and the local community.

The purchase will be included as part of the overall development costs and will be funded from the Housing Revenue Account. The agreed price of £10,000 remains within the delegated authority of the Service Manager (Housing).

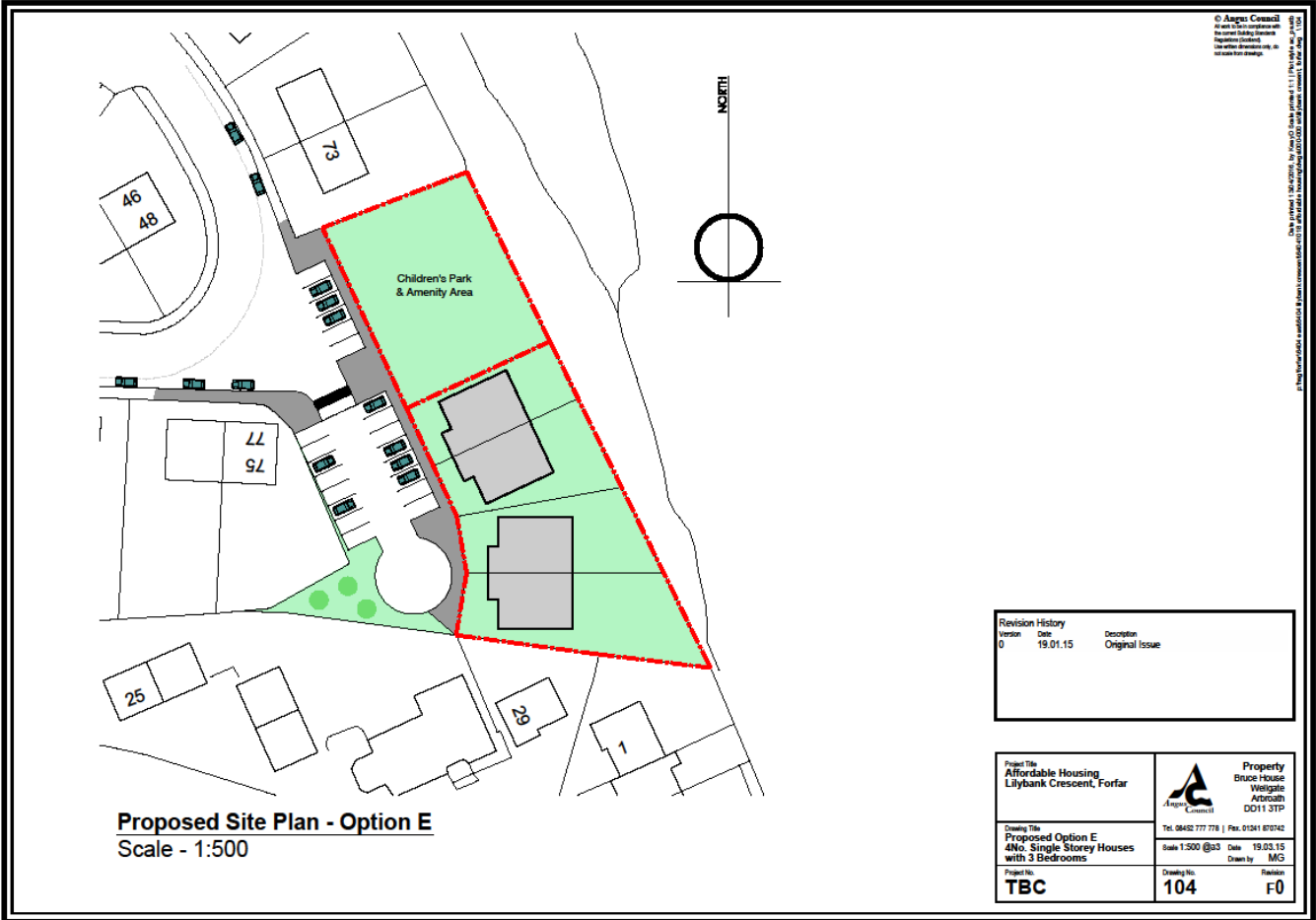
**Housing Development**

Following completion of the sale the Council will finalise the development scheme and seek planning permission. It is anticipated that construction on the new homes will commence in 2017/18.

The proposed site layout is provided overleaf.


**Report Author: Vivien Smith, Head of Planning and Place**

**Email: [CommunitiesBusinessSupport@angus.gov.uk](mailto:CommunitiesBusinessSupport@angus.gov.uk).**



© Angus Council  
All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Angus Council.

Revision History		
Version	Date	Description
0	19.01.15	Original Issue

Project Title <b>Affordable Housing          Lilybank Crescent, Forfar</b>	 Property Bruce House Weirgate Arbroath DD11 3TP
Drawing Title <b>Proposed Option E          4No. Single Storey Houses          with 3 Bedrooms</b>	Tel: 08462 777 778   Fax: 01341 870142 Scale 1:500 @a3 Date 19.03.15 Drawn by <b>MG</b>
Project No. <b>TBC</b>	Drawing No. <b>104</b>
	Revision <b>F0</b>

Lilybank Crecent, Forfar Proposed Site Layout