

LAND PART OF 67 QUEENS ROAD, RAYLEIGH

1 SUMMARY

- 1.1 This report advises Members of a request from the proposed Purchaser of 32 Bull Lane, Rayleigh, to purchase land from the adjoining Council property 67 Queens Road, Rayleigh.

2 BACKGROUND

- 2.1 The proposed purchaser of 32 Bull Lane, Rayleigh has approached the Council expressing a wish to purchase an area of land forming part of the rear garden of 67 Queens Road, Rayleigh. The land measures approximately 13m. in depth on the north-east and 12 m. in depth on the north west, with a width of approximately 11m. The land is shown edged with a thick black line on the attached plan.

3 PROPOSAL

- 3.1 The Council has in the past sold land from the rear garden of Nos. 65 and 69 Queens Road to the adjoining owners of Nos. 30 and 34 Bull Lane, Rayleigh as shown with black hatching upon the plan.
- 3.2 The Tenant of the council property and the Head of Revenues and Housing Management have no objection to the proposed sale.
- 3.3 The Transfer would be subject to a restriction that the use of the land is only for use as garden land in connection with the enjoyment of 32 Bull Lane, Rayleigh.
- 3.4 The Purchaser has agreed that he will discharge the Valuers' fees and the Council's legal costs and disbursements.
- 3.5 The Transfer will also include a clause on the part of the Purchaser to erect at his own expense a new close boarded boundary fence on his new rear boundary line of a type to be approved with the Council.

4 RESOURCE IMPLICATIONS

- 6.1 There will be no costs incurred by the Council other than officer time in Connection with the conveyancing transaction. The value of the retained Council property will not be adversely affected.

5 RECOMMENDATION

It is proposed that the Sub-Committee **RECOMMENDS**

- (1) That the transfer of an area of land measuring approximately 13m. in depth on the north-east and 12m. in depth on the north west, with a width of approximately 11m as shown edged with a thick black line on the attached plan to the proposed purchaser of 32 Bull Lane, Rayleigh at value and subject to a restriction as to its use and on such other terms as the Head of Legal Services considers appropriate be agreed.
- (2) That the Purchaser meets the Council's legal and valuation fees at his own expense and erects a suitable fence to be agreed by the Council along the new rear boundary of 67 Queens Road, Rayleigh. (HLS)

Albert Bugeja

Head of Legal Services

Background Papers:

1. Letter from proposed Purchaser's Solicitors dated 12th April 2001.
2. Plan.

For further information please contact Emily Whybrow on:
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