

STRIP OF LAND, 83 SOUTHEND ROAD, ROCHFORD

1 SUMMARY

- 1.1 This report advises Members of a request from the owners of No.85 Southend Road, Rochford, to purchase a strip of land from the adjoining Council property.

2 BACKGROUND

- 2.1 The owners of No. 85 Southend Road, Rochford have approached the Council expressing a wish to purchase a strip of land approximately 1 metre wide stretching from the front to the back boundaries of the Council's adjoining property No. 83 Southend Road. This is shown by a thick black line on the attached plan (Annex 1)

3 PROPOSAL

- 3.1 No. 85 Southend Road is not built up to the northern boundary and a 1 metre access way would give the property potential for rear vehicular access.
- 3.2 The Tenant of the adjoining Council property and the Head of Revenues and Housing Management have no objection to the proposed sale.
- 3.3 The Council's Valuers have advised that the severance of this piece of land would not materially affect the value of the property at No.83 over and above the consideration paid for the land.
- 3.4 A Transfer would be subject to a restriction that the use of the land is only for purposes incidental to the enjoyment of No. 85 as a dwelling.
- 3.5 The Purchasers have agreed that they will discharge the Valuers' fees and the Council's legal costs.
- 3.6 Following completion of the purchase, the Purchasers have also agreed at their own expense to erect along the whole of the boundary between No. 83 and No.85 Southend Road a suitable boundary fence of a type to be agreed with the Council prior to commencement of the works.

4 RESOURCE IMPLICATIONS

- 4.1 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 effected.

5 RECOMMENDATION

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

- (1) That the transfer of a strip of land approximately 1 metre wide on the southern boundary of 83 Southend Road, Rochford to the owners of No. 85 Southend Road, Rochford be agreed, at value and subject to a restriction as to its use and on such other terms as the Head of Legal Services considers appropriate.
- (2) That the purchasers meet the Council's legal and valuation fees and at their own expense erect a suitable fence to be agreed by the Council along the entire new boundary of the property.
(HLS)

Albert Bugeja

Head of Legal Services

Background Papers:

Letter from Purchasers dated 5 July 1999

For further information please contact Mrs. Emily Whybrow on:-

Tel: 01702

E-Mail: emily.whybrow@rochford.gov.uk