

Portfolio Holder for Property and Waste

Meeting Venue

Meeting Date
Wednesday, 5 July 2017

Meeting Time
Time Not Specified

For further information please contact
Stephen Boyd
01597 826374
Steve.boyd@powys.gov.uk



County Hall
Llandrindod Wells
Powys
LD1 5LG

29 June 2017

AGENDA

1.	SALE OF SMALL PARCEL OF LAND ADJACENT TO 37 CAE GLAS, WELSHPOOL
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Sue Bolter
Pennaeth Adfywio, Eiddo a Chomisiynu
Head of Regeneration, Property & Commissioning

Adfywio, Eiddo a Chomisiynu
Regeneration, Property & Commissioning
Cyngor Sir Powys County Council
Neuadd y Sir / County Hall
Llandrindod Wells, Powys, LD1 5LG

FOR SALE BY PRIVATE TREATY
Land Adjacent to 37 Cae Glas, Welshpool



PRICE – Offers in the region of £2,500
A useful plot of amenity woodland extending to approximately
40.23 m²

The Site

A conveniently located plot of land, extending to approximately 40.23m², situated on a corner of Greenfields, Welshpool in an established residential area.

Services

No services are connected but it is believed that mains services are nearby.

Use

The site is being sold subject to a covenant that it is to be used for garden, parking or amenity purposes only.

Tenure

The property is offered Freehold, with vacant possession being granted on completion of the sale.

Price

Offers based on £2,500 are invited plus legal fees of £850 plus VAT

The property is open and maybe viewed by prospective purchasers without notice during daylight hours. Appropriate protective footwear should be worn.

Directions

To access the site by car you come to Welshpool via the A483 entering the Station roundabout, turn off onto Smithfield Road where you travel 0.1 mile until you turn right onto Greenfields, continue on Greenfields until the Montgomery canal is visible on your left hand site where you will find the plot.

Solicitors:-

Head of Legal, Scrutiny and Democratic Services
County Hall
Llandrindod Wells
Powys

Offers

All enquires to be directed to:-

Powys County Council
Property Services
County Hall
Llandrindod Wells



Powys
LD1 5LG
Tel: 01597 826055
Fax: (01597) 826602

NOTE

Potential purchasers should note should that until a Contract is signed, in the event of a higher offer subsequently being received the Council's Valuation Section will assess and consider the offer according to statute, which requires the County Council to obtain the best possible price that can be reasonably be obtained. Should the new offer be considered sound the Valuation Section will re-open negotiations with the earlier prospective purchaser until a conclusion is reached

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991

Whilst we endeavour to make our sale particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you especially if you are contemplating travelling some distance to view the property.

Additionally, Powys County Council give notice that:

- i) These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- iii) No person in the employment of Powys County Council has any authority to make or give any representation or warranty whatever in relation to this property.

Site Plan for illustration purposes only – Drawing not to scale





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Appendix A

Sale of small parcels of land Portfolio Holder Approval

Area of land to be sold (name/description): Land Adjacent to 37 Cae Glas, Welshpool

Local Member: Francois Jim

Reason for sale (Please Circle):

- Service have declared surplus
- or
- An unsolicited expression of interest has been made

If an unsolicited expression of interest has been made please outline the reasons for the accepting the expression of interest. For example there is a benefit to the council or the applicant can demonstrate a community benefit:

The land measures 40.23 sq m (must be 100 sq m or less)

Minimum price at which it is recommended to sell: _____

Price land will be advertised at for a minimum of 3 weeks: _____

I Councillor PHYLIP DAVIES Portfolio Holder for Property, Buildings and Housing confirm that I approve the sale of the above land at the minimum price given above.

Signed: _____ Date: 27/6/17

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