

Finance and Estates

Assistant Director Finance: Brian Molden

Mr & Mrs Kent
55 St Albans Drive
Stevenage
Herts
SG1 4RU

Our Ref: LS-1879
Your Ref:
Contact: Tristram Hill
tristram.hill@stevenage.gov.uk

8th January 2024

Subject to contract

Dear Mr & Mrs Kent,

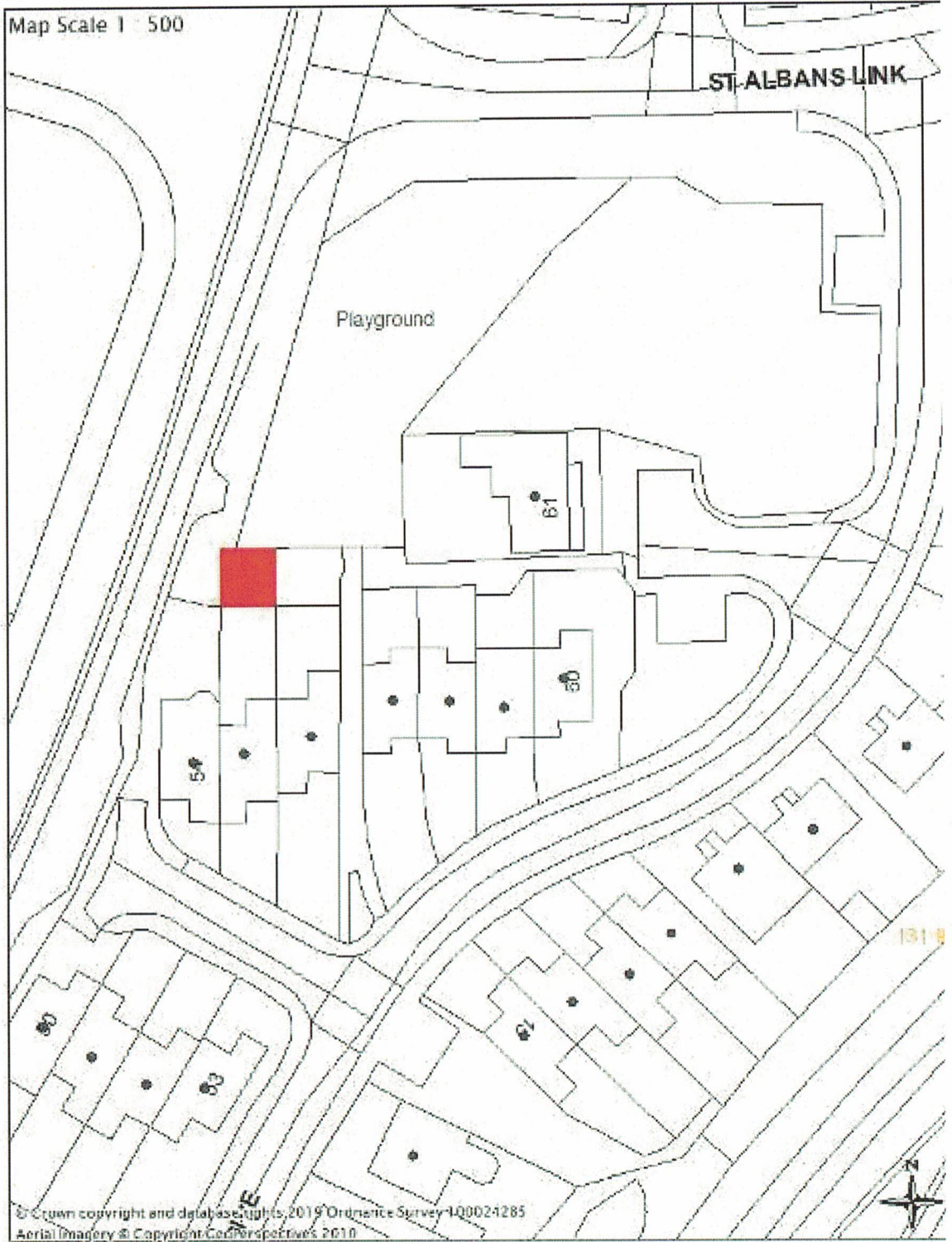
Application to purchase amenity land adjacent to 55 St Albans Drive, Stevenage

Thank you for your enquiry regarding the purchase of land adjacent to your garden. We have provisionally agreed to sell the land (as shown red on the attached plan), subject to the following conditions.

1. Payment of £4,950 (four thousand nine hundred and fifty pounds).
2. The costs relating to this purchase shall be at the applicants' expense, including a contribution of £365 (three hundred and sixty-five pounds) towards the Council's legal costs. You will need to appoint your own lawyer to act for you on the conveyance.
3. A restriction shall be imposed on the sale so that the land is only to be used as garden for use by the owner occupiers of the existing dwelling house.
4. A restriction shall be imposed on the sale to the effect that the land shall not be used to serve any additional annex, dwelling or to turn the property into flats.
5. The applicant will be responsible for the construction and maintenance of the new boundary rear fence and not to exceed 1.8m in height.
6. A restriction should be imposed on the sale to the effect that parking any vehicle commercial vehicle or van trailer wagon caravan or boat on any of the land referred to above is prohibited.
7. Planning permission will be required for the change of use of the area of land from public amenity land to residential use; there are no guarantees that planning consent will be granted for the change of use of any land and any fees paid are non-refundable. Boundary details may also alter at the planning stage. A change of use of the land must be obtained otherwise the sale of the land of land cannot proceed. **Please note the planning fee is now £578.**

Land adjacent 55 St Albans Drive, Stevenage

Map Scale 1 : 500



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PRODUCED BY STEVENAGE BOROUGH COUNCIL

If you wish to accept this offer, please complete and return the attached form by the end of February 2024.

Best regards,

Tristram Hill
Commercial Asset Manager
Stevenage Borough Council

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Before accepting this offer you are advised to consult a solicitor regarding your proposed purchase and the subsequent registration of the transaction at HM Land Registry.

I/we the undersigned agree to the above terms and conditions and wish to proceed with the purchase of the land.

Please include full names of the owners of the property, as they appear on the deed.

Full name:

Full name:

SIGNED:.....

SIGNED:.....

DATE:

SOLICITOR'S DETAILS

Name:

Company:

.....

.....

.....

Postcode:

