

## Land for Sale

Land at the rear of Ceri Avenue, Rhoose CF62 3HG



**Description**

Rhoose is a coastal village community which is close to Cardiff Wales Airport. It includes Rhoose Point which has been designated as a Site of Importance for Nature Conservation. Ceri Avenue is in a residential area on the edge of Rhoose.

The land is a flat grassed area at the end of the parking and garage area.

**Area**

Approximately 156 sq. m

**Access**

Access is from Ceri Avenue along a lane between 20a & 22 Ceri Avenue.

**Tenure**

The land is sold freehold with vacant possession.

**Rights**

A vehicular and pedestrian access will be granted along the route shown hatched on the plan. This access is for domestic vehicular and pedestrian access to the land. There is to be no parking on the access. The Council reserves the right to move the route of the access. The purchaser is to pay towards fair wear and tear of the access if requested.



<b>Consideration</b>	<p>Offers over £3,900 are invited in line with the conditions of submitting offers.</p> <p>The Council does not bind itself to accept the highest or any offer. The acceptance of any offer will be 'Subject to Contract'. The existence of any binding agreement is expressly denied until contracts have been exchanged.</p>
<b>Condition</b>	<p>The land is sold in its current condition and it is assumed that the purchaser has inspected the land and satisfied themselves regarding the condition.</p>
<b>Restrictions on Use</b>	<p>The land may be suitable for garden purposes, single domestic garage and similar uses, subject to the necessary consents. The purchaser is responsible for making their own enquiries.</p> <p>There is to be no commercial use of the land.</p> <p>The sale of the land will be subject to a restrictive covenant and clawback clause for any change of use.</p>
<b>Boundaries</b>	<p>The purchaser will be responsible for the responsibility for the erection and maintenance of new fences along A-B-C-D-E as shown on the plan. A 1m gap, as shown on the plan, is to be left between B-C and the corner of the garage to allow the Council access to the side of the garages.</p>
<b>Planning</b>	<p>The purchaser will be responsible for any change of use or planning applications required and associated costs.</p> <p>The Council does not warrant that any such applications will be approved for the use the land is purchased for. It is recommended that the purchaser makes planning enquiries before submitting an offer.</p>
<b>Viewing</b>	<p>The site is open for inspection. The Council will not be responsible for any accident caused.</p>
<b>Indemnity</b>	<p>On completion the purchaser shall assume all the benefits, liabilities and defects attached to the subject land and shall indemnify and keep indemnified the vendor against all future claims in respect of the subject land.</p>
<b>VAT</b>	<p>VAT exempt.</p>
<b>Costs</b>	<p>The purchaser will be responsible for the Council's surveyor's fees and reasonable legal costs.</p>

**Method of Sale**

The land is offered for sale by way of an informal tender on the basis of the terms and conditions attached.

Tenders are to be submitted in the manner prescribed and delivered to the Head of Legal Services, The Vale of Glamorgan Council, Civic Offices, Holton Road, Barry, CF63 4RU in an envelope with the official label affixed by 12 Noon on **25<sup>th</sup> January 2021**. No tenders are to be delivered by hand.

For further details contact:

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Estates Officer

Vale of Glamorgan Council,

Civic Offices,

Holton Road

Barry, CF63 4RU.

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**Misrepresentation Act**

The property is offered subject to contract, and on a without prejudice basis.

The Council reserves the right to refuse any offer made, and is not bound to accept the highest offer, or any offer for the property.

Whilst every effort is made to ensure that these particulars are correct, the Council cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Any interested party must satisfy themselves as to the accuracy of these details. The particulars are set out as a general guide only and do not form any part of an offer or contract.