



Land for Sale

Land rear of 54 Amherst Crescent, Barry CF62 5UQ



Description	Part of a parking area to the rear of 54 Amherst Crescent, Barry. It is located in a residential area of Barry Island. It is shown edged red on the attached plan and is approximately 2 ½ parking spaces.
Area	Approximately 40 sq. m
Tenure	The land is sold freehold with vacant possession.
Consideration	Offers are invited in line with the conditions of submitting offers.
Indemnity	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.
VAT	VAT exempt.



Boundaries The purchaser will be responsible for the responsibility for the erection of new fences along A-B and B-C and the maintenance of all the boundaries.

Restrictions on Use The land will only be used as parking for a private dwelling. The sale of the land will be subject to a restrictive covenant and clawback clause for any change of use.

Planning

The purchaser will be responsible for any change of use applications required and associated costs.

Costs

The purchaser will be responsible for the Council's surveyor's fees and reasonable legal costs.

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 official tender envelope by 12 Noon on **8th April 2019**.

For further details contact: Angela Bailey
Estates Section,
Vale of Glamorgan Council,
Civic Offices,
Holton Road
Barry, CF63 4RU.
Tel: 01446 709756
Email: ambailey@valeofglamorgan.gov.uk

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.