



Portsmouth
CITY COUNCIL

Mr and Mrs C A Blake
23 Calshot Road
Warren Park
Havant Hants
PO9 4HT

Asset Management Service

Civic Offices
Guildhall Square
Portsmouth
PO1 2AY

Phone: 023 92834267
Fax: 023 9283 4808

Our Ref: RB/23Calshot
Your Ref:

Date: 03 September 2010

**SUBJECT TO CONTRACT
WITHOUT PREJUDICE**

Dear Mr and Mrs Blake

LAND ADJOINING 23 CALSHOT ROAD WARREN PARK HAVANT

I apologise about the delay in dealing with your request to purchase the above-mentioned land. Having consulted with fellow officers I am prepared to recommend to the City Council, the disposal of the land shown edged red on the attached plan, subject to the principal terms and conditions as set out below:-

1. The City Council will dispose of the freehold of the land edged red on the enclosed plan.
2. The consideration will be £3,760.00 (Three Thousand Seven Hundred and Sixty Pounds)
3. The use is for garden land only. No building shall be erected upon the land except for a garden shed without the prior consent of Portsmouth City Council.
4. You will be required to maintain all those boundaries marked with a 'T' on the enclosed plan, in good repair and condition.
5. The Purchaser will be required to obtain the necessary planning consent for change of use of the land from Havant Borough Council, and will be responsible for all associated costs. Any change of use application should be accompanied by details of the exact height, location and materials to be used for the means of enclosing the land.
6. The Purchaser must ensure that any trees situated on or adjacent to the land are protected from any use of the garden land and that their roots are not damaged when erecting any approved form of fence/wall.

7. The land is not to be used in connection with any trade or business operated at 23 Calshot Road or in connection with any trade or business operated elsewhere.
8. The Purchaser is to bear the City Council's legal costs in the preparation and execution of the necessary documentation.
9. The Purchaser is to make a contribution towards the City Council's surveyor's fee to the sum of £200.00
10. The documentation will be prepared by the City Solicitor who will include such other terms and conditions as necessary to protect the City Council's interests.

This offer is open for a period of 3 months after which, the offer may be amended or withdrawn.

If the above terms and conditions are acceptable could you please contact me in writing and supply details of the full names of those to be included on the documentation together with the name and address of any Solicitor you intend using.

If the above terms and conditions are acceptable to you please contact me in writing together with a cheque for £200.00 in respect of the surveyor's fee. Please also supply details of the full names of these to be included on the documentation together with the name and address of any Solicitor your intend using.

The surveyor's fee is for work already completed and is non-refundable, should the transaction not complete. I must also point out that should you accept the City Council's offer but not proceed to completion then you may also be responsible for the any abortive costs incurred by the City Solicitor.

I look forward to hearing from you.

Yours sincerely



Rosemary Barrett
Estates Assistant