

EAST HERTS COUNCIL

NON-KEY DECISION – 19/05

REPORT BY EXECUTIVE MEMBER FOR FINANCE AND SUPPORT
SERVICES

TRANSFER OF FREEHOLD INTEREST OF SMALL PARCEL OF LAND TO
THE SIDE OF 10 PENNINGTONS, THORLEY, BISHOP'S STORTFORD

WARD(S) AFFECTED: Bishop's Stortford Central

Purpose/Summary of Report

- To seek formal approval to sell the freehold interest of a parcel of land that runs 23m in length along the southern boundary of No.10 Pennington's Thorley.

RECOMMENDATION FOR DECISION: That

(A)	The parcel of land measuring approximately 113 square metres in size, is sold to the owner of No. 10 for the sum of £1.00 plus the council's reasonable costs.
------------	---

1.0 Background

1.1 East Herts Council owns the freehold interest of a strip of land to the side of No,10 Penningtons which served traditionally as an overflow ditch. When Thorley Estate was developed C1980 the land was intended to become vested in the Regional Water Authority or Company and maintained at Public expense but a transfer never took place between the parties.

1.2 There are no records stating that this Council has ever carried out any maintenance to the land.

1.3 The council has contacted the Regional Water Authority and

offered to transfer the land to them. This offer has been declined by Affinity Water and Thames Water.

2.0 Report

- 2.1 The land is sited to the Southern boundary of No.10 Penningtons and is landlocked and is only accessible from No.10 Penningtons.
- 2.2 The owner of No.10 Penningtons has had sole access and use without interruption for a number of years and has carried out maintenance to the trees, shrubs and grass from time to time.
- 2.3 The land is not required for use by the Council. And there are no documented responsibilities for maintenance of it.
- 2.4 There are a number of self-seeded trees at maturity stage which will require regular maintenance now and in the future.
- 2.5 Due to the lack of access, the land has little or no value and will be a liability to the Council in the future. The land was not intended to be held by the Council and should have been transferred to the Water Authority many years ago.
- 2.6 It is recommended that East Herts Council sells the freehold interest in the parcel of land to the owner of No.10 Penningtons for the sum of £1.00 provided the land is retained as garden for the property and not to be built over or obstructed. The purchaser to pay the councils legal costs. All maintenance responsibilities, liabilities and future costs will be transferred to the purchaser.

3.0 Implications/Consultations

- 3.1 Information on any corporate issues and consultation associated with this report can be found within **Essential Reference Paper 'A'**.

Background Papers

None.

Contact Member: Councillor Geoffrey Williamson – Executive Member for Finance and Support Services
[*geoffrey.williamson@eastherts.gov.uk*](mailto:geoffrey.williamson@eastherts.gov.uk)

Contact Officer: Isabel Brittain, Head of Strategic Finance and Property, Tel: 01279 502250.
[*Isabel.brittain@eastherts.gov.uk*](mailto:Isabel.brittain@eastherts.gov.uk)

Report Author: Kylie Perrin, Asset and Estates Surveyor, Tel: 01992 531519.
Email: [*kylie.perrin@eastherts.gov.uk*](mailto:kylie.perrin@eastherts.gov.uk)