

Sale of one third ownership of land in Poonah Road, St Helier

For consideration by the Parish Assembly
on 22 February 2017 at 7.00pm

PARISH OF ST HELIER

P.02/2017



PROPOSITION

THE PARISHIONERS are asked to take into consideration and if deemed advisable to approve

a recommendation of the Roads Committee and at Procureurs du Bien Public that:

- a) a contract is prepared with the owners of number 16 Poonah Road by which the Parish and the owners of number 14 Poonah Road relinquish their rights to the part of the common yard which has been walled off in exchange for the owners of number 16 surrendering their right to the remainder of the common yard, and
- b) by the owners of number 16 Poonah Road relinquishing interest in the common yard the Parish sell its interest in the remainder of the common yard and the low wall between the public footway and the site of number 14 Poonah Road to the owners of number 14 Poonah Road for the sum of £25,000

the Assembly to authorise the Connétable and at least one Procureur du Bien Public to pass the necessary contract, each party to pay its own legal fees.

REPORT

On 24 April 1964 the Parish purchased 12 Poonah Road for the purpose of undertaking road improvements. The site, now vacant, once had a property on it; included in the purchase was a one third interest of ownership in the common yard.

Footpath and road improvements were carried out in the late 1960s and early 1970s; the Parish has continued to have a third interest in the common yard, even though it has no use for it. The other owners who have common interest in the yard reside at 14 and 16 Poonah Road. The area of the yard is approximately 38m² (409 ft²).

The Parish has been approached by the owners of 14 Poonah Road who wish to purchase the Parish's interest in the common yard. However, the owners of 16 Poonah Road have requested that a small section of the yard be secured for creating privacy for their property, subject to the owners of number 16 relinquishing their interest in the remainder of the yard.

The Parish's interest in the common yard has been valued by an independent RICS Surveyor at £25,000. The owners of number 14 have agreed to pay the asking price, with all parties paying their own legal costs.

The Parish Assembly's approval is being sought for the following:

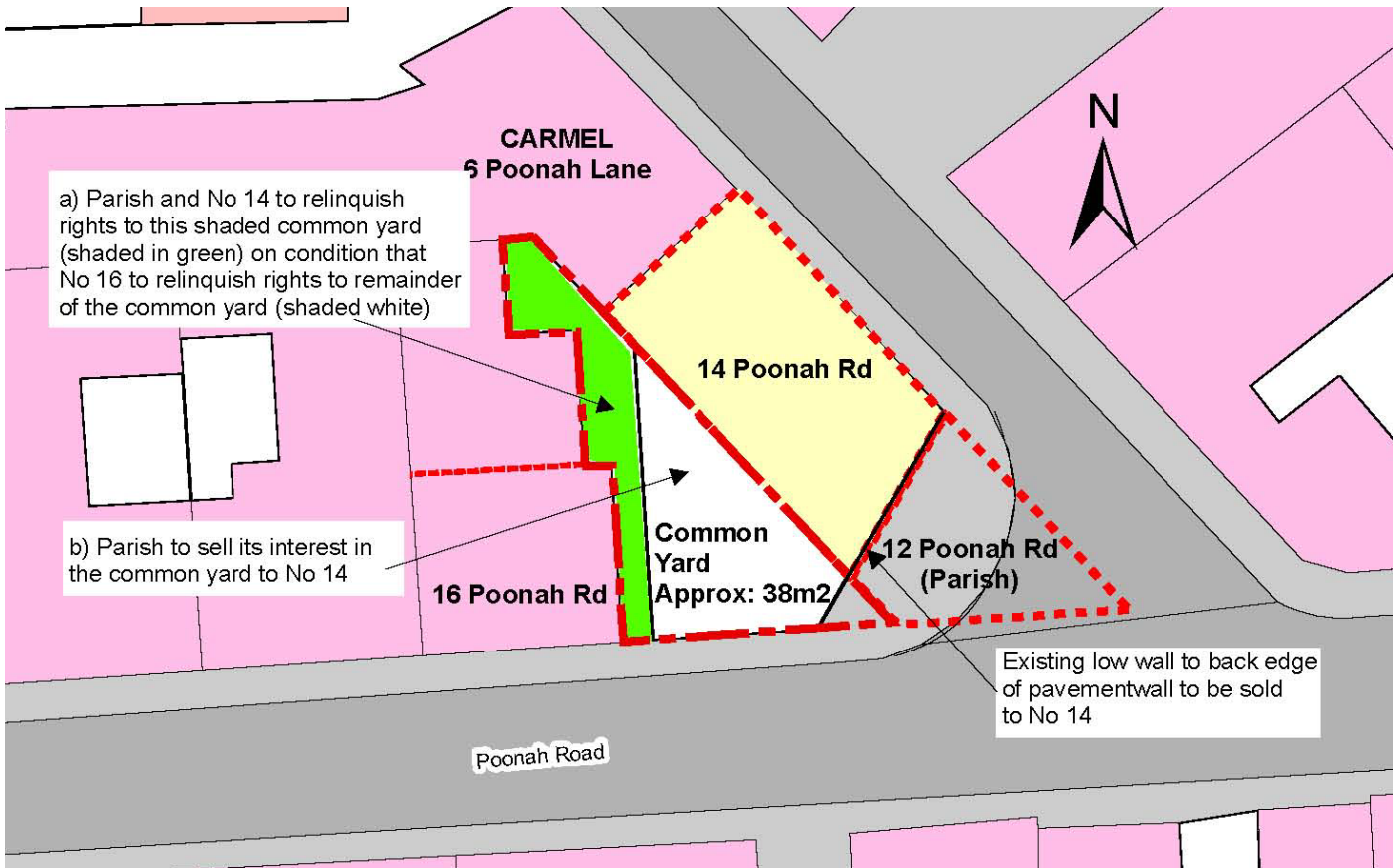
- a) A contract to be prepared with the owners of number 16 Poonah Road by which the Parish and the owners of number 14 relinquish their rights to the part of the common yard which has been walled off (shown in green on the map to the back of this paper),

in exchange for the owners of number 16 surrendering their right to the remainder of the common yard, (indicated white on the map to the back of this paper).

- b) By the owner of number 16 Poonah Road relinquishing interest in the common yard, the Parish is able to sell its interest in the remainder of the common yard which will require the sale of the low level wall between the public footway and the site to the owners of number 14 Poonah Road for the sum of £ 25,000, with each party to pay its own legal fees.



VIEW OF COMMON YARD



SITE PLAN SHOWING COMMON YARD