



LAND AT RUE DU PONT VAILLANT, ST PETER PORT

Cooper Brouard has been instructed by the Constables of St Peter Port to offer an area of land for sale by inviting sealed bids from prospective purchasers

The land is zoned as an area of high landscape quality on the States Environment Department's current Rural Area Plan and we understand measures **9.56 perches** (391 square metres or virtually one quarter of a vergée or one tenth of an acre). The land is grassed over and enclosed by shrub bushes on earth bank hedges and has been used on an informal basis as part of a garden by an owner of a neighbouring premises, over which there is a pedestrian right of way. The land does not have direct or vehicular access onto the public road.

FOR SALE BY SEALED TENDER

**- TENDER GUIDELINES AND TENDER DOCUMENT ATTACHED -
TENDERS TO BE RECEIVED BEFORE 5PM FRIDAY 22ND OCTOBER 2010**



OUTLINED FOR IDENTIFICATION PURPOSES ONLY

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Perry's Ref: Page 16 B 2 **Finding the property...** approach from the traffic lights at the junction between Footes Lane and Les Baissieres and turn right into Rue du Pont Vaillant. The land is approximately 200 yards further along on the first sharp right hand corner.

These particulars are supplied on the understanding all negotiations are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract.

COOPER BROUARD LIMITED, THE OLD POST, GRANDE RUE, ST MARTIN'S, GUERNSEY GY4 6RR
TELEPHONE (01481) 236039 FAX (01481) 237305 E.MAIL enq@cooperbrouard.com

TENDER GUIDELINES

LAND AT RUE DU PONT VAILLANT, ST PETER PORT

**OFFERS FOR THE FREEHOLD OF THE ABOVE LAND SHOULD BE
MADE IN ACCORDANCE WITH THE GUIDELINES DETAILED BELOW:**

1. Your best offer is to be received in writing on the attached tender document before 5pm on Friday 22nd October 2010 sealed in an envelope clearly marked "Tender Document enclosed" and delivered to Cooper Brouard Estate Agents, The Old Post, Grande Rue, St Martin's GY4 6RR. Offers received in any other form will not be considered due to the possibility of ambiguity or breach of confidentiality. Evidence of postage does not prove evidence of receipt of tender documents.
2. Please ensure all parts of the attached tender document are completed including the name and address of your Advocate. No contact will be made with your Advocate unless your offer is accepted. Incomplete tender documents will not be considered.
3. The vendor does not undertake to accept the highest or any offer.
4. If the vendor accepts an offer, the person whose offer is accepted shall be informed of the vendor's acceptance of the offer. Any person making an unsuccessful offer shall be informed in writing by post as soon as practically possible after the date when offers are to be received.
5. Your offer must not be made subject to you subsequently receiving a land survey or finance facilities. You must only make an offer if you are in a financial position to pay a 10% deposit upon your offer being accepted, and to pay the balance of the purchase price upon completion of the conveyance.
6. Your offer and any acceptance of your offer are subject to contract. Conditions of sale in the standard Guernsey Bar Council form (excluding the provision for survey, finance and licence) shall be prepared upon the vendor's acceptance of an offer and forwarded for approval to the Advocate acting for the vendor and to the Advocate acting for the person whose offer is accepted and upon such approval shall be signed without unreasonable delay by the vendor and the purchaser.
7. The conditions of sale will state that the conveyance shall be completed on Tuesday 25th November 2010.
8. The vendor and the purchaser shall each be responsible for the payment of their respective legal costs.
9. The land is visible from the public road. Access onto the land is only permitted by prior appointment with Cooper Brouard Estate Agents and entirely at the risk of the person(s) viewing.
10. These guidelines are an indication of procedure and anybody intending to make a bid for the land is recommended to take prior legal advice on the matter.



tel.236039
www.cooperbrouard.com
email:enq@cooperbrouard.com

TENDER DOCUMENT

OFFER FOR THE FREEHOLD OF LAND AT RUE DU PONT VAILLANT, ST PETER PORT

FULL NAME(S):

FULL ADDRESS

.....

TELEPHONE No(s)

*N.B. IN THE INSTANCE OF AN OFFER BEING MADE BY A COMPANY, THE COMPANY'S NAME SHOULD BE SHOWN ABOVE AND THE NAME OF A DIRECTOR OF THE COMPANY SHOWN BELOW, SUCH DIRECTOR TO HAVE FULL AND IRREVOCABLE AUTHORITY TO MAKE A BINDING OFFER ON BEHALF OF THE COMPANY.

*DIRECTOR'S FULL NAME

HEREBY OFFER TO PURCHASE THE ABOVE PROPERTY FOR THE SUM OF:

£ (.....POUNDS)
FIGURES *WORDS*

IN ACCORDANCE WITH THE TERMS OF THE ATTACHED TENDER GUIDELINES.

ADVOCATE'S NAME AND ADDRESS:
(SEE ITEM 2. OF THE TENDER GUIDELINES)
.....

SIGNED: DATE:

2ND SIGNATURE
(IF APPLICABLE)