



John K L Jinks <jkl.jinks@gmail.com>

Land at Mill Lane

8 messages

Caroline Dancer [REDACTED]

19 December 2017 at 13:52

To: [REDACTED]

Dear Mr. Jinks

Thank you for your e-mail of the 12th. I have already downloaded up to date copy Registers for title WK369620 and for your information, attach a copy of the Proprietorship Register, which as you will see shows Mrs Farren and Mrs Fry as the registered proprietors. You will also note the restriction entered as number 2, which is in relation to the overage rights which they retained when they sold the land to Guy Jinks. You will also notice that there is a restriction number 4 in favour of Seabridge Developments Limited and I can only assume that this is to protect an Option which has been entered into between Mrs Farren and Mrs Fry on the one part and Seabridge Developments Limited on the other part. Unfortunately I cannot obtain copies of that Option Agreement, but clearly they do have a vested interest in the land, I suspect as promoters rather than potential buyers themselves.

I have attached to this e-mail a copy of the title plan for the relevant land and you will note that entry 1 of the charges register of the title contains reference to the rights reserved by a conveyance in 1964 and to the vendor (Midland Bank Executor and Trustee Company Limited) when selling land off to Drury Estates Limited. You will note that this reserved right of way over all roads to be constructed but it does refer to the construction and laying within 5 years of such roads. Similarly the land tinted yellow on the plan is subject to the rights which were contained in the conveyance from your late mother to Drury Estates Limited in 1966, but again, the covenant relates to the construction and laying within 5 years of such roads. I would however argue strongly that clearly the intention was that there should be a retained right of way across this land to Bedworth Road. I believe that the reference to 5 years is somewhat confusing in that I cannot conceive a situation where it was actually intended that the reference to reserving a right of way would only apply in the event of roads being constructed within 5 years. I think this is possibly a point which could be argued in any event in any subsequent discussions with promoters of the pink and yellow land. Do you wish me to right to Mrs Farren and Mrs Fry to start a dialogue with them in relation to how best both their land and your land could be developed and progressed together?

Kind regards,

Martin Bunney

Caroline Dancer

PA to Martin Bunney

