

10-6-19

RE. BOAT 34 LITTLEPORT.

WE WERE MADE AWARE AFTER PURCHASE
OF PLOT IN 9-12 THAT "BACK DROVE"
WAS NOT INC IN THE SALE DESPITE OUR
AND THE VENDORS SOLICITORS NOT PICKING
UP ON THIS

THE FORMER OWNER [REDACTED] LIVED
IN THE PROPERTY SINCE [REDACTED] SO FOR
THE LAST [REDACTED] YEARS THE BYWAY HAD NOT
BEEN ACCESSIBLE AND TALKING TO OTHER
RESIDENTS OF CAMEL RD IT A/P (GARDEN)
THEY HAVE ALL FEARED IN THE (AND
SO IT WOULD SUIT ALL CONCERNED IF THE
BYWAY CEASES TO EXIST

KIND REGARDS

[REDACTED]

[REDACTED]

From: [REDACTED]@btinternet.com>
Sent: 08 June 2019 13:37
To: [REDACTED]
Subject: Public Right Of Way (BOAT 34)

[REDACTED]

8th

June
2019

Dear Sir

[REDACTED] purchased the property [REDACTED] Camel Road, [REDACTED]. The estate agent certainly gave no details of any right of way across the property, and although we don't have the documents to hand, we have no recollection of being advised of such during 'Search', by our solicitors [REDACTED], [REDACTED].

[REDACTED] did advise us that the property was not registered with Land Registry, and applied for this to be done. A representative of Land Registry visited our property, measured all the boundaries, and the official copy shows the entry on the register on 27th September 2005, Title Number: [REDACTED] this includes the right of way in question. By September 2005 we had erected a welded link fence and planted a hedge around the whole property.

The first we ever heard of said right of way was in 2014, when Land Registry sent notice that the owners of [REDACTED] Camel Road had applied for registration in adverse possession of land (BOAT 34) on the north side of [REDACTED] Camel Road. At that time we began to ask questions regarding said right of way, and were advised by a local parish councillor at the time, we had no need to worry about this, as the land was registered to us, and the right of way had not been used for many years.

In response to your letter seeking comments, including any relevant history. We can state that the area at the rear of our property [REDACTED] Camel Road shown as a right of way on the map

you have enclosed with the letter, has not been used at all for many years. Definitely not since we fenced/hedged in our property in 2005.



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[REDACTED]

From: [REDACTED]@btopenworld.com>
Sent: 17 June 2019 22:46
To: [REDACTED]
Subject: Public Right of Way - Camel Road Littleport

Dear [REDACTED]

I am contacting you in connection with your letter of 7th June 2019.

I have lived at [REDACTED] Camel Road since [REDACTED]. When we purchased the property the back garden was completely enclosed. [REDACTED]

[REDACTED] The boundary appeared to be very well established and I had no reason to think that any of it may not have been part of the garden.

I was not aware that there was any concerns with the piece of land you are referring to until [REDACTED] when I was advised that the land registry were not satisfied that the area had been included in my earlier title documents. I was registered with possessory title of the land in question on 20th February 2002. I was not made aware that there was a concern in relation to a Public Right of Way through the garden.

In all of the time I have been in the property [REDACTED] I have never been approached by anyone who has wanted to walk through the garden or seen anyone trying to do so. The garden is still enclosed by conifers at the bottom next to the ditch (although not the same ones as when we purchased the property) and 6 foot fences on both sides as well as a summer house in the same position as the shed we inherited with the property. Had I had any concerns regarding a public right of way I would not have spent a considerable sum of money replacing fences and conifers which had seen better days and having a summerhouse erected. In addition I have no desire to use the Public Right of Way you say runs through the garden and that of my neighbours.

If you require any further information please do not hesitate to contact me.

Kind Regards

YOUR REF. [REDACTED]
RE. APPLICATION TO STOP UP PUBLIC BYWAY

DEAR [REDACTED]

IN REPLY TO YOUR LETTER DATED 7TH
JUNE I HAVE LIVED AT THAT
ADDRESS FOR THE LAST [REDACTED]
IN ALL THAT TIME NOBODY USED
FOR ACCESS. BOTH SIDES HAVE
BEEN FENCED OFF FOR WELL IN
EXCESS OF [REDACTED] OR MORE
THE PLOT NEXT DOOR OWNS THE
FIELD BEHIND WHICH IS INCORPORATED
INTO HIS GARDEN. THE OTHER
FIELD BELONGING TO [REDACTED]
[REDACTED] IS ACCESSED FROM AROUND
THE CORNER.
IF I CAN BE OF ANY FURTHER

ASSISTANCE PLEASE CONTACT
ME

YOURS FAITHFULLY

