

Sent from my iPad

> On 11 Sep 2020, at 09:32, [REDACTED] wrote:

>

> Hi Tracey

> Unfortunately I have tested positive for Covid-19 so am unable to meet for at least 14 days I will be in touch after that time.

> Kind regards

>

> [REDACTED]

> Legal Order Officer

> Rights of Way & Countryside

>

> [REDACTED] 0345 60 80 193

> eastsussex.gov.uk/rightsofway

> Privacy statement

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>

> -----Original Message-----

> From: [REDACTED]

> Sent: 04 September 2020 12:11

> To: TRACEY TAYLOR [REDACTED]

> Subject: RE: Charlwood gardens application for village green status

>

> Hello Tracey and Gillian

>

> I am on leave for a few days so will be in touch middle of next week to arrange a date. Are you able to scan through the documents you have to date ? no worries if not I can take photos when we meet.

> Kind regards

>

> [REDACTED]

> Legal Order Officer

> Rights of Way & Countryside

>

> [REDACTED] 0345 60 80 193

> eastsussex.gov.uk/rightsofway

> Privacy statement

>

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> -----Original Message-----

> From: TRACEY TAYLOR [REDACTED]

> Sent: 04 September 2020 11:51

> To: [REDACTED]

> Subject: Charlwood gardens application for village green status

>

> Dear [REDACTED]

- >
- > Further to your email on the 28th July, we have had various conversations with the residents, as a result of which we now have copy documentation in connection with the Charlwood gardens Management company Ltd ie: Share certificates, certification of Dissolution.
- > We also have confirmatory information regarding the lack of maintenance of various areas by the management company and this being done by the residents themselves, prior to the company Dissolution and continuing to this day, despite the change of ownership of the land.
- > Regarding the continued community use of land, we have obtained further, supportive, information.
- > We should greatly appreciate a meeting at your earliest convenience.
- >
- > Kind regards
- > Tracey Taylor
- > Gillian Hopkins
- >
- > Sent from my iPad
- > This message is intended for the use of the addressee only and may
- > contain confidential or privileged information. If you have received it in
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- >
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- >
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- > appropriate checks are made.
- >
- > You can visit our website at <https://www.eastsussex.gov.uk>
- >

Stephen Kisko

From: [REDACTED]
Sent: 21 September 2020 17:00
To: [REDACTED]
Subject: FW: Charlwood gardens application for village green status

From: TRACEY TAYLOR <[REDACTED]>
Sent: 12 September 2020 12:17
To: [REDACTED]
Subject: Re: Charlwood gardens application for village green status

Hi [REDACTED]

Sorry to hear you have tested positive to Covid 19. I hope your symptoms are not making you too poorly?

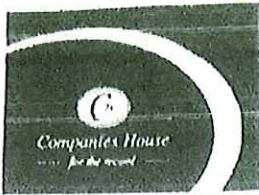
Thank you for your response and apart from the news of Covid we hope that you had a good Break.

We have attached a few of The documents we have obtained so far and look forward to hearing from you with possible dates of a site meeting. We are available from the 28th September onwards.

- * Companies Search showing dissolution of the management company & copy treasury Solicitor letter.
- * Pages from a report on Title
- * Timeline of the estate and Management company

We do have some statements from long standing residents. If you feel they could be of use, you can go through them at site meeting.

Kind regards
Tracey, Gillian & John



Home | Bookmark this Link

We are full of phone numbers. A number of these have been changed. Some of the companies have been affected. Companies House is sorry for any inconvenience. Please note that our online information service will be down on the 15th.

About us | Home | Front Desk | Contact Us | Contact us | Login | My Account | My Download Area | Your Order

Please select Please select

Company Details

The WebCheck service is available from Monday to Saturday 7.00am to 12 Midnig UK Time

Name: **CHARLWOOD GARDENS MANAGEMENT COMPANY LIMITED**
Company No. 01324337

Status: Dissolved 15/09/1987
Country of Origin: Company incorporated in England/Wales

Company details for the selected company have been archived from the service. Further information can be obtained by telephoning our Call Centre on 0870 3333636.

Tell Us

- Are you satisfied with c
- Have you got a questio

Previous Names:

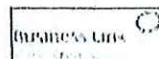
No previous name information has been recorded over the last 20 years.

[Return to search page](#)

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Contact Centre : +44 (0)870 33 33 636 available 08:30 to 18:00 (UK time)
Email: enquiries@companies-house.gov.uk

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THE TREASURY SOLICITOR (BY)

Queen Anne's Chambers
28 Broadway London SW1H 9JS
Telephones Direct Line 071-210 3236
BV Registry 071-210 31175

GTN 210
Fax No. 071-210-3104
DX No. 2318 Victoria

The Chief Land Registrar	Please quote	BV.3915/93/PFN
Portsmouth District Land Registry	Your reference	
DX 83550		
PORTSMOUTH 2	Date	17 December 1993

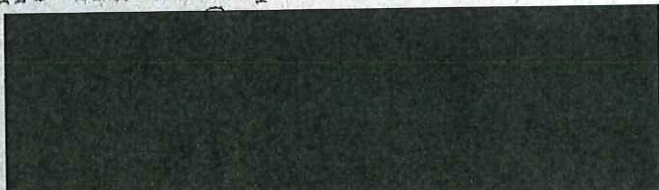
For the attention of Mr Gill

Dear Sir

TITLE NO. ESX125556
70 CHARLWOOD GARDENS WIVELSFIELD LEWES EAST SUSSEX

I have been approached in connection with the above matter by Messrs Bunkers, Solicitors acting for the registered proprietor, Mrs M E Nason. My attention has been drawn to the Restriction contained in entry number 2 of the Proprietorship Register of the above title. This Restriction is in favour of Charlwood Gardens Management Company Limited. This company was dissolved on 15 September 1987. Accordingly, pursuant to Section 654 of the Companies Act 1985, its beneficial rights and assets have vested in the Crown as bona vacantia. The Treasury Solicitor is the Crown nominee for dealing with such assets. Please accept this letter as my confirmation to the effect that there is no objection on the part of the Crown to the removal of the Restriction.

Yours faithfully



P F ROCKLES
for the Treasury Solicitor

LAND REGISTRY TITLE

The Land Registry title is the government guaranteed title of the property, which you are proposing to buy. This is divided into three parts together with a filed plan showing the extent of the property on an ordnance survey plan. Please let me know, at once, if the plan does not seem accurate.

The property register gives details of the physical location by reference to the address – **Charlwood Gardens, Wivelsfield, Burgess Hill and garage** and the filed plan. The property register refers to a Transfer dated 4 July 1980, a copy of which is enclosed. This document refers to rights enjoyed over the estate and in particular confirms a right of way over the area hatched green on the plan attached to the Transfer Deed with or without motor cars and other vehicles subject to paying a fair proportion towards the cost of maintaining and repairing the same. Obviously this right is also granted to other owners of properties on the estate for the purpose of accessing their own garages.

The Transfer Deed also includes a provision, which is common to many estate properties stating that you will not be entitled to any right or light, air or other easement other than is as expressly granted.

The property is freehold, registered at HM Land Registry under title number **_____**

The proprietorship register confirms that the property is registered with title absolute and confirms that the registered proprietors are **_____** and **_____**

The proprietorship register contains a restriction in favour of Charlwood Gardens Management Company Limited. The restriction states that no transfer of the property by a registered proprietor may be registered unless the consent is given by or on behalf of Charlwood Gardens Management Company Limited. My investigations and enquiries have revealed that Charlwood Gardens Management Company Limited were dissolved on 15 September 1987. They are therefore unable to provide such consent. In circumstances such as these, it is necessary for the Treasury Solicitor who are the Crown Nominees for dealing with such matters to consent to the removal of such a restriction.

I have received a copy letter from the Treasury Solicitor dealing with number 70 Charlwood Gardens dated 17 December 1993 and had asked the sellers solicitors to provide an identical letter relating to this particular property. However, in an attempt to expedite matters, I have faxed Portsmouth District Land Registry for details of the circumstances and they have telephoned me today to confirm that we can proceed on the basis of the information I have provided them with and the restriction will be removed following completion of your purchase.

The charges register notes any matters which adversely affect the property, such as mortgages and restrictive covenants. Any mortgages currently registered will be removed when we register the title in your name. The charges register contains various

rights and easements, which would have been required at the time the development was created and one particular covenant states as follows:

1. That no property on the estate will at any time be used or allowed to be used for the trade or manufacture of brick works or allow any tiles or bricks to be burnt or made on the land.

In addition, the Transfer dated 4 July 1980 (referred to above contains some covenants in the Third Schedule numbered 1-7). Please would you read through those and let me know if you do not understand any or will be unable to comply with these. I would have expected reference to the covenants contained in this Transfer Deed to appear in the Charges Register but they do not.

TIME LINE OF CHARLWOOD GARDENS

Houses built approx. 1975/1980 by I. Ross (Estates) Limited
incorporated 23/08/1962:
Dissolved 24/02/2015.

Maintenance of Charlwood Gardens was by £1 share membership to
Charlwood Gardens Management Company Limited.
They had to pay an annual fee to keep the area 'clean, neat and tidy',
including grass cutting, tree maintenance and the steps.

Collection of monies chaotic. Maintenance stopped - residents rebelled.

Management Company dissolved 15/09/1987.
Although no one seemed to know!

Estate 'lands' sold several times since 2011

Residents maintained the grass areas and cleared rubbish - some of it
highly dangerous - themselves almost from the start.

The steps did get maintained (eventually) by the Management
Company - once.
They were maintained again by a resident 25 yrs ago.

Early 1990's: 3 neighbours attended a meeting with the solicitors
representing the Management Company. Solicitor said "as no funds has
been collected to maintain the association nothing further could be
done".