

Mr G Clee
124 Stambridge Road
Rochford
Essex
SS4 1DP

Our Ref: HS Rochford Parish

Your Ref:

Date: 13 October 2017

By 1st class & special
(Saturday)

Dear Sir,

Re: Land Adjacent to 124 Stambridge Road (Western Boundary)
STRICLY URGENT

We write further in this matter and understand that the fence has now been erected, preventing your access to the above land.

We further understand that you have been extremely threatening to our client and that you have also threatened to cause damage to our client's land by removing the fence.

Threatening behaviour or any act of criminal damage will not be tolerated by our client and they have been advised by us to refer the matter to the Police if they are threatened or if you attempt to damage or remove any of their property. We shall also advise them to pursue a civil claim against you for any loss that they suffer as a result of your acts or omissions. Our client has not carried out any criminal act by erecting a fence on their own property.

We insist that you do not contact our client directly and that any further correspondence, including telephone calls, are made with us directly. We will advise our client to refer any form of harassment to the Police, should your direct contact with them continue.

We repeat our previous comments in that you have not provided us with any evidence that you have a right of way over the land and until such time that you do provide any evidence, and due to the absence of any right in your Deeds, we shall continue to assume that you do not have any rights over the same. If you wish to attempt to negotiate a right of way with our client then you must of course make us aware of this and we will take instructions from our client.

We understand that you are not financially able to obtain legal advice and we would suggest that you speak with your local Citizens Advice Bureau who may be able to assist you.



Solicitors practising in Southend since 1887



Partners: A.D. MURRELL LL.M.

M.A. ROBERTSON LL.B.

K. KEEBLE LL.B.

Assistant Solicitor - C.J. BANNISTER

Licensed Conveyancer - E.M. HOLLAND

Consultants - J.A. GRIMES LL.B.

P.N. HENWOOD (Non-Practising)

Yours faithfully,

DRYSDALES SOLICITORS LLP

h.stonham@drysdales.net



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Service by email is not accepted

3-10-17

Mr. Gary Clee
124 Stambrook Rd
Rochford

SS4 1DP

Dear Sir/Madam,

I thank you for your letter of the 20th
September 2017,

I respectfully disagree with the contents
within the letter,

Regardless of legal title you have provided me
I am aware that I may have obtained
an implied right of access, so this will require
further investigation and continued legal advice.

I will contact you within 28 days,

yours faithfully

G. Clee

Mr G Clee
124 Stambridge Road
Rochford
Essex
SS4 1DP

Our Ref: HS Rochford Parish

Your Ref:

Date: 20 September 2017

Dear Sir,

Re: Land Adjacent to 124 Stambridge Road (Western Boundary)

We thank you for your letter of the 11th September 2017.

We note your comments however we respectfully disagree that you have become entitled to claim title to any part of the land under the adverse possession rules. Under these rules, you must have an intention to possess the land and we cannot see evidence of such. Furthermore, our client instructs us that they fenced the land off in 2012 to prevent your access which means that any use by you has not been continuous.

In relation to the parking permit, our client does not have any records of this but if a permit was issued then this would mean that you would be using the land with permission and as such would prevent any adverse possession claim.

You are, by your own admission, using the land without our client's consent and are therefore trespassing on their land. We must instruct you to immediately cease crossing the land and any item, including vehicles, which belong to you must be removed immediately. Our client will be proceeding to block off the land, regardless as to whether any of your items remain situated on there. They will assume, if you do leave any items on the land, that by doing so you intended title to such items to pass to them and they shall dispose of them accordingly.

If you are intending to obtain independent legal advice, which is our suggestion, then we would encourage you to do so swiftly.

Yours faithfully,

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Service by email is not accepted

11 September 17

Mr. GARY CLFE

124 Stanbridge Road
Rochford

SS4 1DP

Dear Sir / Madam,

I write to you further regarding land adjacent to my property 124 Stanbridge Road Rochford, and I am still querying my access to my property. Having moved to this house over twenty years ago I have from that point in time had to use a side gate for access to the rear of this property, I have and still do maintain the condition of the land adjacent to the property^{no} 124, this has involved regular strimming / clearance and the purchase of aggregate to keep my parking area of a good standard. When I purchased above property I

11 September 17

Mr. G. Clee
SS4 1DP

was given a parking permit from Rockford Parish Council, this permit the Parish Council now say that they have no knowledge of, I would like to question why they have no knowledge? At no time since I have lived at this property has the Parish Council ever carried out any maintenance to the land in question. I put it to you that I am under the adverse possession Act entitled to claim possession of the land that I have maintained and been unchallenged for over twenty years to park a vehicle on - I have a witness that will state that part of my house was a shop - Coronation Stores which meant that customers to the

11 September 17

MR. G CLEE
SS41DP

shop would access the store through the side gate - the access that I have been using since I moved into property.

Having lived here for this length of time the adverse possession states that a period of twelve years is adequate to claim use of said land.

This situation has caused me great concern and will soon be passed on to my solicitors

The fencing will be erected on 15th September as you have informed me but my access and parking will need to be a big consideration from your clients

11 September 17

Mr. G. Clee

124 Stanbridge Rd

SS4 1DP

I trust that this matter can be
resolved and that all concerned
will be content with outcome,

Yours faithfully

Mr. Gary Clee

Mr G Clee
124 Stambridge Road
Rochford
Essex
SS4 1DP

Our Ref: HS Rochford Parish

Your Ref:

Date: 29 August 2017

Dear Sir,

Re: Land Adjacent to 124 Stambridge Road (Western Boundary)

We thank you for your recent letter.

Our client has agreed to provide you with until the 14th September 2017 to provide any evidence. The area will be fenced off from the 15th September 2017. This should enable you ample time to come back to us, and you did also receive our client's correspondence relating to this in June which has provided you with almost 3 months notice.

We have enclosed a copy of your Title which does not show any right.

Yours faithfully,

DRYSDALES SOLICITORS LLP

h.stonham@drysdales.net

received
15/8/17

MR. GARY CLEE

124 Stambidge Road
Rochford

SS41DP

Dear Sirs,

Thank you for your letter of the
11th August 2017 regarding the land adjacent
to my home at 124 Stambidge Road,
Rochford SS41DP, which has caused me
great concern.

I do not believe that the assertion your
client makes is correct.

However you will appreciate that I need
to access my documentation and this will
take some time.

Would you please wait until at least
14th September 2017 to allow me to
obtain information and documentation

MR GARY CLEE

124 Stanbridge Road

Rockford

SS4 1DP

Some of which is with a third party,
I will contact you again on the date
14/9/17,

Please acknowledge and confirm,
yours faithfully

G. Clee

Mr G Clee
124 Stambridge Road
Rochford
Essex
SS4 1DP

Our Ref: HS Rochford Parish

Your Ref:

Date: 11 August 2017

Dear Sir,

Re: Land Adjacent to 124 Stambridge Road (Western Boundary)

We write further to our client's letter to you of the 20th June 2017 and we understand from them that you have contacted them querying the parking.

Our client's Deeds do not provide a specific right for you to park on the land. We have obtained a copy of the title to your property held by the Land Registry and we are unable to locate any right for you to park on the land within your own title either.

If you do believe that you have a right of way over, or a right to park on, the land then we would be grateful if you could please revert back to us with the appropriate evidence within 14 days of receipt of this letter. If we do not receive any correspondence from you by this time then we shall conclude that you do not hold any evidence and our client shall proceed to fence off the land.

We do advise that you obtain your own legal advice in this matter.

Yours faithfully,

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P.N. HENWOOD (Non-Practising)



ROCHFORD PARISH COUNCIL

Parish Council Rooms
West Street
Rochford
Essex SS4 1AS

Telephone/Fax: 01702 540722
Mobile: 07848438408
Email: clerk@rochfordparishcouncil.gov.uk

Clerk to the Council: Mrs. J. V. Rigby *Cert. HE Local Policy*

20 June 2017

Mr G Clee
124 Stambridge Road
Rochford
Essex SS4 1DP

Dear Sir

Re: Land Adjacent to 124 Stambridge Road (Western Boundary)

As you are aware Rochford Parish Council owns the currently vacant land between 124 and 118 Stambridge and the Council have noted that there is a gate leading from your property onto the above land.

As you have no legal right to cross the same we write to inform you that we shall be fencing off this access so that it can no longer be gained.

If you do have any queries then please do not hesitate to contact our solicitor Miss H Stonham of Drysdales Solicitors LLP Cumberland House, 24-28 Baxter Avenue, Southend-on-Sea, Essex SS2 6HZ.

Yours faithfully

A handwritten signature in black ink, appearing to be 'Arthur Williams', written over a circular stamp or seal.

Cllr. Arthur Williams
Chairman
Rochford Parish Council