

T: (01702) 423400 F: (01702) 423408/9 www.drysdales-solicitors.co.uk E: law@drysdales.net DX 2808 SOUTHEND

Mr G Clee

124 Stambridge Road

Rochford

Essex

SS4 1DP

By 1st class & special (Saturdo

Our Ref:

HS Rochford Parish

Your Ref:

Date:

13 October 2017

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.

Threating 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.











Partners: A.D. MURRELL LL.M,

M.A. ROBERTSON I.L.B.

K. KEEBLE LL.B.

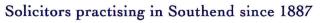
Yours faithfully,

### DRYSDALES SOLICITORS LLP

h.stonham@drysdales.net







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Partners: A.D. MURRELL LL.M,

M.A. ROBERTSON LL.B,

K. KEEBLE LL.B

3-10-17 MR. Gary Clee
124 Stambridge Rd
124 Stambridge Rd Rochford
SS41DP
Dear Sir/Madam,
I thank you for your letter of the 20th
I thank you for your letter of the 20th September 2017,
Trespectfully 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,
I will cartact you within 28 days,  yours faithfully  Gall
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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 do so swiftly.

Yours faithfully,

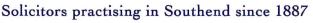
#### DRYSDALES SOLICITORS LLP

h.stonham@drysdales.net





Assistant Solicitor - C.I. BANNISTER







- 11 September 17 MR. GARY CLEE
11 September 17 Mr. GARY CLEE 124 Stambridge Rom
Rochford
SS41DP
Dear Sir/Madam,
I write to you further
regarding land adjacent to my property
124 Stambridge Road Rochford, and I am
still querying my access to my property.
Having moved to this have over twenty
years ago I have from that point in time
had to use a side gate Per access to the
near of this property. I have and still
- do Maintain the condition of the land
adjacent to the property 124, this has
_ involved regular strumino / clearance
and the purchase of aggregate to Keep
my parking area of a good standard.
When I purchased above property I
*

Mr. G. Clet 11 Jeptember 17 was given a parking permit from Richford Parish Council, this permit the Parish Council now say that have no Knowledge of to question why they have no knowledge? time since property has the Parch Canal ever carried out any maintenance to the land in question. I put it to you that I am under the adverse possession entitled to claim possession of I have maintained been unchalleged for over twenty years to park a vehicle on-I have a house was a shop - Coronation. which mount that customors

11 September 17 MR. G. CLER SS41DP	 
SSUIDP	
Shop would access the store through	
the side gate - the access that =	
the side gate - the access that I have been using since I moved into	<u> </u>
property.	
Having I wed here for this legth of tiv	re
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	<del>.                                    </del>
September as you have intorned me	but
my access and parking will need to !	be_
a big ansideration from your clien	ts

11 September 17 MR. G. CLE
11 September 17 Mr. E. CLEE 124 Stanbodge Rd SS41DP
SS4 IDP
I trust that this tratter our be
resolved and that all concerned
will be content with ait come,
Yors faithfully
MR. GARY CLEE
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Mr G Clee 124 Stambridge Road Rochford Essex

Our Ref:

HS Rochford Parish

Your Ref:

Date: 29 August 2017

Dear Sir,

SS4 1DP

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 is 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









	pocared.  MR. GARY CLEE
	124 Stambridge Road
	Rochford
	3541DP
	Dear Sirs,
	Thank you for your letter of the
	19th August 2017 regarding the land adjacent
	to my home at 124 Stambridge Road,
	Rochford SS4IDP, 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
	World you please wait until at least 14th September 2017 to allow me to
	obtain infranction and documentation

- - -	MR GARY CLEE  124 Stambridge Road  Roch Jard  554 IDP
- - -	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 1-110
-	
-	



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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,

DRYSDALES SOLICITORS LLP

h.stonham@drysdales.net











# 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

Cllr. Arthur Williams

Chairman

Rochford Parish Council