

Northern Boundary Dispute – Final Update March 2016

We are pleased to inform you that this matter has been resolved and the claims for alleged rights of way are now at an end.

Following our interim update on the 3rd November 2015, the key developments that have led to this outcome are summarised below by way of information.

- The Land Registry referred the matter to the Land Tribunal on the 10th December 2015 for a determination of the case.
- At the end of December 2015, the Land Tribunal wrote to all parties (including ourselves) to provide directions as to next steps.
- In early January 2016, the solicitors acting for all four property owners (the Applicants) wrote to the Land Tribunal and asked for all four applications to be withdrawn.
- On the 3rd March 2016, an Order of the Property Chamber, Land Registration First-Tier Tribunal was made. It was ordered as follows:
 1. The Applicants have permission to withdraw;
 2. These proceedings are struck out; and
 3. The Chief Land Registrar is directed to cancel the Applicants' four applications for entries relating to prescriptive easements dated 26th September 2014 relating to title ESX273591.

A prescriptive easement in this instance refers to the four separate claims by the Applicants, individually and in each case, for an alleged right of way across Baxter's Field and the freehold land that we own in particular. This freehold land, title number ESX273591, is registered at the Land Registry.

Throughout these past few months, Baxter's Field has been ably represented by a firm of specialist lawyers appointed for this purpose and who have been funded by our insurers. The Directors would like to place on record their grateful thanks to DAS Law for their significant help, guidance and expertise throughout.

We would also like to thank our members, wider supporters and those who have given pro-bono advice for all their support during this long protracted matter and for believing in the course of action that we have pursued.

It has been a long established principle that Baxter's Field is available to the whole community to enjoy on an equal basis. This has been and remains a core ethos of the Charity ever since the Field was purchased and first opened to the public in the summer of 2004.

Thank you once again for your support.

The Directors / Trustees
30th March 2016

Website 30th March 2016