

## Registration of Parish Lands

At its meeting on 5<sup>th</sup> November the Parish Council agreed to undertake to register the Parish Lands (Rattlesden Road land, Gedding Road allotments and the Cricket) and obtain quotes from Solicitors for the registration of these lands (Minute 18.11.15 refers).

Requests for quotes, including documentation about the history of the Allotments (kindly provided by Mr Youngs, one of the Drinkstone Green Allotment Trustees) have been made of local solicitors and the following quotes have been received.

<b>Solicitor</b>	<b>Comments</b>	<b>Amount Quoted</b>	<b>Estimated Total Cost</b>
Gross & Co	Costs may increase dependant on size of property	£500 plus VAT per application plus disbursements	£1500 plus VAT plus disbursements
Greene & Greene	Will have to prepare a declaration which will have to be sworn by a member of the Parish Council confirming the history of the ownership of the land	£240 plus VAT per hour – approx.. 6 hours work	£1500 plus VAT
Ashtons Legal	Will need to establish an accurate valuation of the lands	£1500 plus VAT Plus disbursements	£1500 plus VAT plus disbursements

General advice received has been that:

- an application will need to be submitted for each parcel of land.
- the charges levied by Land Registry are less for voluntary registration (as this will be) and are based on the value of the land.
- An accurate scale plan of each parcel of land will be required
- A confirmed valuation of the land will be required.

Accurate scale plans of the land have now been prepared (see Appendix A) with thanks to Peter H and these were submitted with the Clerk's request for quotes for valuation of the parcels of land to Chartered Surveyors in Suffolk. Quotes received are listed below:

<b>Chartered Surveyor</b>	<b>Comments</b>	<b>Amount Quoted</b>	<b>Estimated Total Cost</b>
Merrifields	Will do on basis of formal RICS report	£1350 plus Vat	£1350 plus VAT
John Casson	Appraisal	£550 plus VAT	£550 plus VAT
Brown & Co	Appraisal	£750 plus VAT	£750 plus VAT