

Registration of Parish Lands

At its meeting on 5th 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.

Solicitor	Comments	Amount Quoted	Estimated Total Cost
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.

The first stage will be to obtain accurate scale plans of the land, which could be done through the Parish Online Mapping System which is being used for development of the Neighbourhood Plan.

An estimate of costs for the valuation of land may need to be obtained, to ensure that there are no later issues relating to the fees charged by land registry.