

### **Broom Hill**

- 1 The deeds to Broom Hill have been located at Birketts LLP and I now have them.
- 2 Broom Hill was conveyed to the Parish Council by a conveyance dated 19/2/88 between Anlia Farm AG and the Parish Council. The price paid was £4,400 for 3.4 acres based on a land valuation of £1,300 per acre (which was justified by a second opinion from the Inland Revenue valuation office). The Parish Council should hold title absolute.
- 3 There is a signed trust deed. It was executed in 1990 by the then parish councillors\*. It states that it creates a charity called the Broom Hill Trust (no registered charity of this name in Coddendam) and creates a trust to preserve and enhance Broom Hill for the public benefit of Coddendam inhabitants etc. The Trust is to be managed by committee of up to 5 parish councillors who are appointed for 3 years. This arrangement seems to have fallen by the wayside and ideally should be reinstated. Under this deed, the parish council (i.e. the statutory body) is stated to be the custodian trustee i.e. the legal holder of the land.
- 4 I have spoken the Land Registry about first voluntary registration. The fee for this should be £30 provided the Parish Council provides assurances that the value of the land is less than £80,000 (which seems entirely reasonable for 3.4 acres of amenity land which is held in trust for the public benefit of Coddendam inhabitants).
- 5 **Does the Parish council wish to authorise an application for voluntary first registration and payment of the registration fees and any ancillary costs eg postage?**

### **Mill Hill**

- 6 The deeds remain at large. Mill Hill was purchased in 2001.
- 7 Gotelee & Goldsmith (solicitor Howard Nichols), now Gotelee Solicitors LLP. , at 31-41 Elm St, Ipswich acted for the Parish Council on the purchase of Broom Hill. The deeds were sent to Birketts in 2005 but apparently the same did not happen as regards Mill Hill.
- 8 I have spoken to Gotelees re Mill Hill and they have confirmed that they do not believe they hold the deeds.
- 9 The clerk to the PC has also spoken to Jackamans LLP who have not yet responded.
- 10 It may also be that Howard Nichols acted for the Parish Council. According to the correspondence, he left Gotelees in 2000 for a firm in Felixstowe. Possibly the historic minutes might assist?

Sarah Gregory  
13 July 2022.

\*Bernard Baker, Frederick Harrold, David Lay, Brenda Goodchild, Donald Burton, Reginald Palmer, David Hudson, Marjorie Semmence, Arthur Smith, Michael West, Helen Whyles