

BOSS MANN SOLICITORS

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Our Ref: ASM

To who it may concern

Date: 16th September 2020

Dear Sirs,

Re: Elms Farmhouse – Enabling Works Information

We have acted for Catherine Amelia Beattie in respect of the site at Elms Farm.

We understand that Catherine Amelia Beattie is making a planning application to keep mobile homes at the land to Elms Farm. From a legal perspective we understand that since about 1980 the Farm House at Elms Farm has been owned under separate legal ownership than the land at Elms Farm.

We understand that historically part of the title which forms the land at Elms Farms consists of stables which have been used as a horse livery. The use of the stables is such that it will require occupants to stay overnight for the care of livestock. As such there are 2 mobile homes present as this is ancillary to the current use. It would not be possible to expect the Farm House to be used as accommodation for the stables as the two units are on separate title deeds and are owned separately since around 1980.

The Farm Land belongs to Catherine Amelia Beattie whereas the Farm House belongs to the Estate of the late Mr John Allen Nichols & the late Mrs Hilda Nichols. It should be noted that the Estate of the late Mrs Hilda Nichols is pending a successful probate application.

Given the nature of the ownership of the land at Elms Farm and the Farm House, it can be said that the land has been used separately by two legal entities since the 1980. The land at Elms Farm relies on the mobile homes for the care of horse at the stables that is used as a livery. I understand from previously negotiations relating to a lease that the tenants specifically require overnight attendance at the livery to deal with night care and emergencies for the horses.

We understand that without mobile homes present on site for the stables there is a limitation put on the use of the stables as a livery this will create legal implications for tenants and possibly render the stables untenable.

Should you require any further assistance then do not hesitate to contact us.

Yours sincerely,



Mr. Amreek Singh Mann (Principal Solicitor)
BOSS MANN SOLICITORS
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