

An update on the purchase of the village green  
14 03 2023

08 02 23	<p>The quote remains identical at this point in time. Manorial Rights appears to be a rabbit hole into Property Law history, dating back to the Norman Conquest.</p> <p><i>However, it appears that there was a deadline of October 2013 to register these Manorial Rights. HM Land Registry advise that a new owner who buys the land or property after 12 October 2013 may potentially buy it free of these interests if they weren't protected prior to the sale. Until the Property is sold, any rights that exist continue indefinitely and an application can still be made to protect them.</i></p> <p><i>Therefore, the Sellers will need to register the Manorial Rights to retain them after completion. If they do not, they cease to exist.</i></p> <p><i>Manorial Rights tend to relate to a third party (generally a Lord's) right to:</i>  1) Sporting rights;  2) Mines and Minerals; and  3) Right to hold fairs and markets.</p> <p><i>I do not consider this a concern unless the Seller does register their Manorial Right, then you would be acquiring The Green subject to their overriding interests in the land for the above particular rights.</i>  <i>It may be worth speaking to Seller to see what their intentions actually are.</i></p>	PCS Via email
13 02 23	<p>We need to confirm instructions with our client, but it is likely that if a long lease with a right to renew was granted, then we would seek an annual peppercorn rent to be paid, but with the initial lease premium being at the same level as the purchase price which was previously agreed.</p>	CJ via email
15.02.23	<p>I have spoken with [REDACTED] Tees Law.</p> <p>To clarify, it is the Lord of the Manor Title which the Ladies are seeking to reserve, and since the Land Registration Act 2003, this cannot be subdivided from land and therefore cannot be separately registered and must pass with the manorial land.</p> <p>To confirm, this is why we discussed a potential structure of a long lease to the parish council rather than a sale of the freehold, and the long lease would neatly cover off the reservation of the lord of the manor title and the mines and minerals.</p> <p>Please could you confirm whether your solicitor agrees with the above statement?</p>	CJ via email
08 03 23	<p>The ladies solicitor is no longer instructed.</p> <p>I suggest you write to the ladies directly, with their address available via the land registry title.</p>	CJ

CJ – Carter Jonas, land agents  
PC-Parish Council solicitor