

## Michael Robinson

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**To:** che [REDACTED]  
**Subject:** Land at back  
**Attachments:** Robinson - 8 Duck St OC.pdf; Robinson - Plan 8 Duck Street.pdf; Robinson 6 Duck St Plan.pdf

Hi [REDACTED]

Thanks for sending me your email. As you know all I want to do is chat it through with your landlord as he owns the property after all, and I want everyone to understand things and where I am coming from. Im more than happy to bring the prints from the land registry too and have offered these to Derek but he didn't seem to want to look at them.

Basically I want to renovate the land as you know at the property I own at the back and at the same time sort out the property with who owns what so that its all clear and no-one has issue. We know that you have stuff stored in the back and again, I hope you understand from when I have been chatting to you that I want all people ok with things as its far better that way and less stressful.

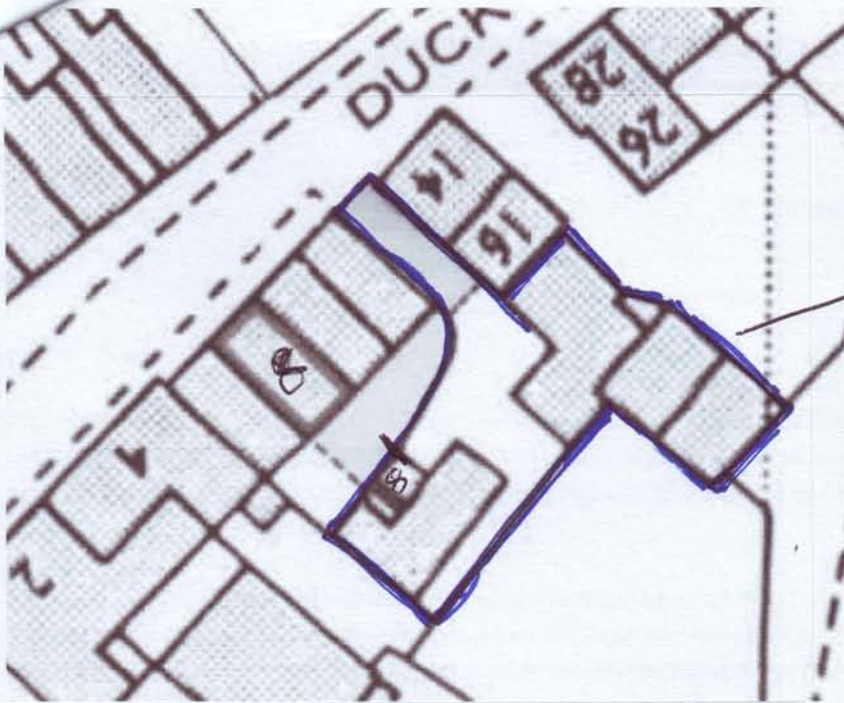
You can send this email over to your landlord if you can too and ask him to give me a call, we can then all meet up at the back of the property if this is easier and sort it out. My mobile is C [REDACTED]

I've talked it through with my solicitor who is John Holdsworth on Duck Street and he says very clearly that the land, which is basically the part of the land at the back of your yard that has been at some point knocked through and is where you are storing things... I call it "the shed" for sake of ease here... is on my deeds, and importantly also when you look at your deeds, is clearly not on your deeds.

All we have to go on is what's registered at land registry so Ive enclosed what we have downloaded and explain what we see as follows:

- Document enclosed called "Robinson - 8 Duck St OC" is the land registry that shows the property you rent is LA710230 at 8 Duck Street and shows "Andrew James Morris and Catherine Bentley" as the owners in Altrincham. Ive written to these but they are "gone away" so Im assuming when your landlord took over the property, his solicitors didn't update the land registry. Something he may want to do though Im guessing he may have inherited the land which would explain why it's not in his name as you said he was called "Mark."
- Document enclosed called "Robinson - Plan 8 Duck Street" shows the title number the same as LA710230 and as you can see in RED the outline of the property has a straight line running at the back of the property boundary and that actually the "Gardens" ie the back yard in your house isn't actually owned at all the landlord but is a right of way - the "right of way" is shown at land registry in yellow as you see and shows you have rights to walk from Duck Street over the back pathway (on my land) and into the back yards (the straight line bit and curved line bit).
- Key to the above though is the straight line in red at the back of the house itself and also the straight lines that are drawn on the yellow parts ie the yellow parts do not show any bits (the shed outline for eg) that go into my land.
- When I blow the docs up on my pc screen you get a very clear "straight lined" boundary with no sheds as you see as follows:





BLUE OUTLINE  
IS WHAT  
I OWN

- When we then got the deeds that is for the property that Syd is renting from land registry for number 6 Duck Street, you can see that what he told us when we met is true in that his landlord owns the house and his back yard and also a strange 1m x 1m "shed" bit that protrudes from his back yard shed area... it's all in red on his land registry document and you can see where his shed bit goes into my land as it were. I'm not worried about this as am not wanting this piece of land but its interesting as it might be something where Derek can ask Syd if it would be ok to store his things in there, a casual arrangement maybe as I know Derek is worried about where to store his stuff. Anyway Syds property is also enclosed for you to look at and a document called "Robinson 6 Duck St Plan".

So what I am wanting to do as you know is block up the wall back to where it is on your deeds and build it back up. In theory whoever has knocked through in the past would then be responsible to pay the costs of blocking it back up given its ~~not~~ on the landlords land but as a good will gesture, and as I have a builder to hand, I'm happy to cover for the blocking back up of the wall and also dealing with any roof that may fall in as I would want to remove the roof and skip what comes out.

It's easy enough for me to print this off if you wanted me to drop off copies to read easier than on an email.

I'd love to meet up if needed with your landlord and talk this through though as my solicitor is very clear and told me as I say to build it back up anyway.

Thanks again... chat soon.

Michael



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