

CHATTERTON, Warren

From: CHATTERTON, Warren
Sent: 06 July 2007 14:55
To: 'Young Maria'
Cc: 'gs@poolealcock.co.uk'
Subject: RE: 9 Beechfields Rookery Drise Winsford

Maria,

Please find attached my reply to Poolealcock for your information with regards to the above. It should be noted that the Pastures New Development (on which Beechfields is) will be adopted under Section 228 of the Highways Act 1980. The Authority will have to cover all costs with regards to this due to the fact that we utilised the original bond to complete the works on site, there being no liabilities with the homeowners which front Beechfields.

Should you require any further information, please give me a call.

Regards,

Warren Chatterton
Senior Development Engineer
Cheshire County Council
Engineering Service
Backford Hall
Backford
Chester
CH1 6EA

Tel No 01244 603944
Fax No 01244 603964
Mobile No 07720 353459
Email warren.chatterton@cheshire.gov.uk

-----Original Message-----

From: Young Maria [mailto:myoung@se-law.co.uk]
Sent: 03 July 2007 15:22
To: CHATTERTON, Warren
Subject: 9 Beechfields Rookery Drise Winsford

I am acting for a buyer of the above property and our local search confirmed the road is not adopted.

I wonder if you could update me on the situation regarding this road please as I thought there had been a problem which may have been resolved.

regards

Maria Young
Team Manager

01295 204058 direct dial
01295 204030 fax

spratt endicott

06/07/2007

SOLICITORS

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CHATTERTON, Warren

From: CHATTERTON, Warren
Sent: 29 June 2007 12:51
To: 'gs@poolealcock.co.uk'
Subject: RE: 9 BEECHFIELDS ROOKERY RISE, WINSFORD, CHESHIRE

To: Gillian Stretch
Ref: GS/FM/LN14396-1

Further to you fax earlier today regarding the adoption of the roads on the above development. I can confirm that the road is currently unadopted due to the fact that Rookery Rise which serves this development has not yet been adopted.

Rookery Rise cannot be adopted until a legal matter has been resolved regarding a boundary dispute with a adjacent landowner. At this time, the Council's Solicitor deems it necessary for measures to be determined which will resolve the issues relating to the legal dispute prior to initiating other action under the terms of the Section 38 Agreement. Regrettably, while the unresolved legal issues apply, there continues to be some uncertainty over the ultimate adoption of the highways.

Once Rookery Rise has been adopted the Pastures New Development (on which Beechfields is) will be adopted under 228 of the Highways Act 1980.

Regards,

Warren Chatterton
Senior Development Engineer
Cheshire County Council
Engineering Service

Tel No 01244 603944
Fax No 01244 603964



Poole Alcock LLP

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Vale Royal Borough Council
DX 722040
Winsford 2

Our ref : GS/FM/LN14396-1
Your ref :
Date : 29 June, 2007
Email : gs@poolealcock.co.uk
Direct Dial : 01606 350884
Direct Fax : 01606 333267

FAO: Warren Chatterton.

Please Ask For : Gillian Stretch

Fax TO: 01244 603964

Dear Sirs

Re 9 Beechfields Rookery Rise Winsford Cheshire CW7 3HJ

Further to our telephone conversation please find enclosed filed plan for your attention.

Please confirm that there is Agreement in place with yourselves in respect of Beechfields, Rookery Rise. If so can you confirm when completion of said Agreement will take place.

Additionally please confirm that the proposed purchaser for the above property will have no liability in respect of Beechfields, Rookery Rise.

We thank you for your assistance in this matter.

Yours faithfully

Poole Alcock LLP

Doc Ref : 617858048

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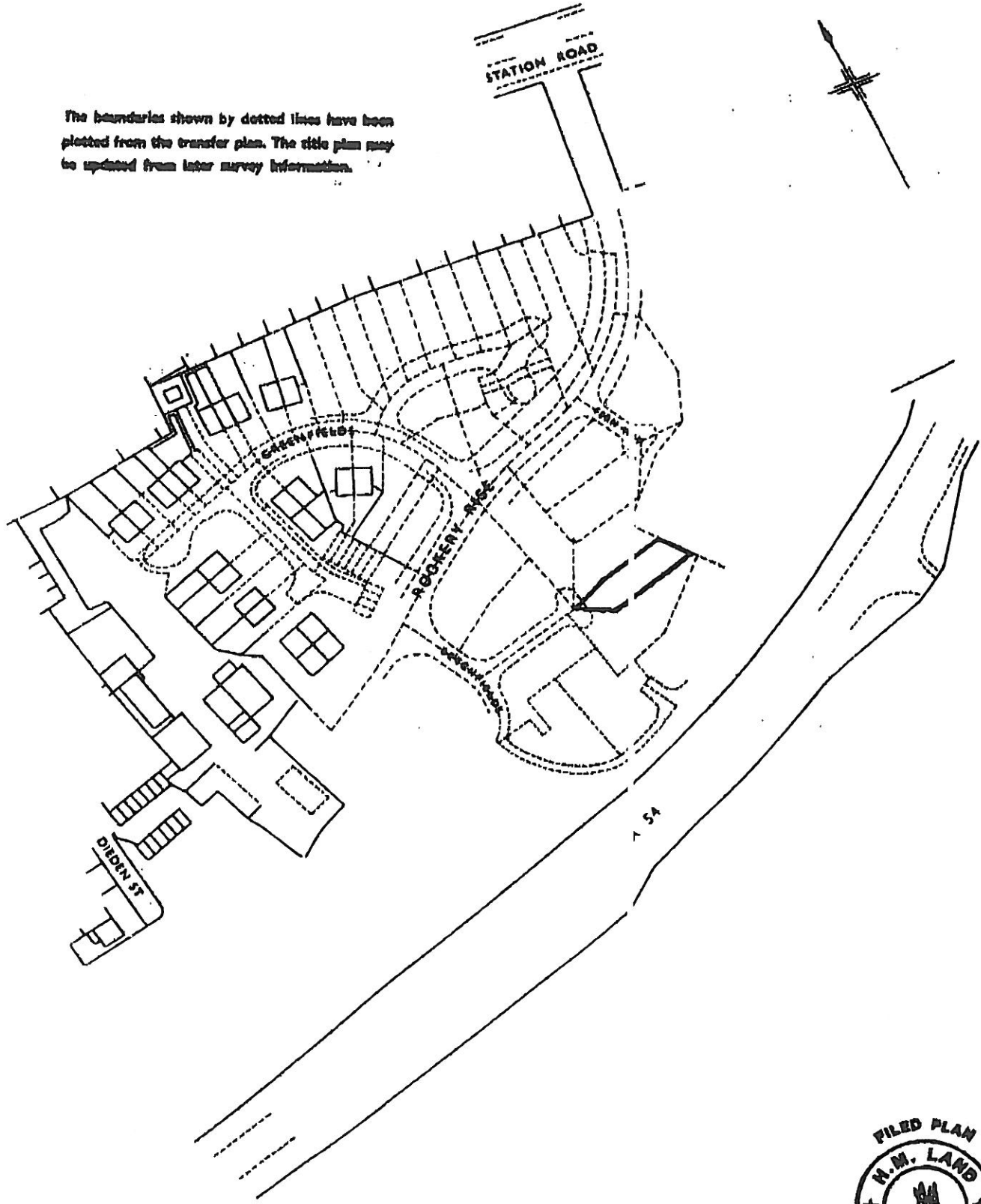
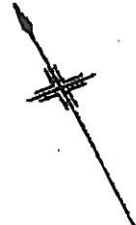
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H.M. LAND REGISTRY		TITLE NUMBER	
		CH381325	
ORDNANCE SURVEY PLAN REFERENCE	SJ 6666	SECTION P	Scale 1/1250
COUNTY CHESHIRE	DISTRICT VALE ROYAL	© Crown copyright 1991	

The boundaries shown by dotted lines have been plotted from the transfer plan. The title plan may be updated from later survey information.



SJ 6666 SE
SJ 6665

