**outPROPERTY CHAMBER, LAND REGISTRATION**

**FIRST TIER TRIBUNAL**

Case Number: REF/2020/0535

Title Number: (1)EX182416 (2) EX992488 (3) EX282809

Property: (1) St Clere’s School , Butts Lane (2) Land on the south side of & (3)

Wilson Close, Stanford-le-Hope.

Applicant: Ursel Klara Hayes

Respondent: Kay Butcher and Richard John Butcher

Trail Date and Time: Wednesday, 8 June 2022, 10:00am

**INDEX TO TRAIL BUNDLE**

**8 June 2022 at 10:00am**

|  |  |  |  |
| --- | --- | --- | --- |
| TAB | DOCUMENT | DATE | PAGE |
| 1. **Statement of Case**
 |
| 1. | Case Summary - Chronology of Events from 27th July 2011 to Oct 2018. |  | 1-8 |
| 2. | Extract of Tribunal Procedure (First Tier) (Property Channel) Rules 2013. |  | 9-15 |
| 3. | M. Reynolds Solicitor Letter - Land Registry Registration. | 9 November 2011 | 16-17 |
| 4. | H.M. Land Registry - Land Registration Act 1925 – 1971 |  | 18-20 |
| 5. | Penmans Solicitors (Applicant) letters to (Respondent). | 9 August 201622 August 2016 | 21-25 |
| 6. | Penmans Solicitors - Property Information Questionnaire. | 9 June 2011 | 26-44 |
| 7. | H.M. Land Registry - Application receipt letter. Application from Penmans for registration of EX210733 | 24 May 2017 | 45-47 |
| 8. | Respondent Letter to Fred Sargeant  | July 2017 | 48 |
| 9. | H.M. Land Registry - Letter to Respondents. Objection letter for Rights over EX210733.Respondents letter. | 19 October 2017,8 November 2017,14 November 2017  | 49-52 |
| 10. | H.M. Land Registry - B193(0) Notice of objection under Section 73(5) Land Registration Act 2002. EX210733. | 18 December 2017 | 53-61 |
| 11. | H.M. Land Registry - Official Copy of Land Registry.  | 8 May 2017 | 62-65 |
| 12. | H.M. Land Registry - Ordinance Survey Plan Reference: TQ6881 for Title Number: EX210733 | 8 May 2017 | 66-67 |
| 13. | Respondent email to H.M. Land Registry. | 14 August 2018 | 68 |
| 14. | Land Registry Correspondence to Respondents.Land Registry Correspondence to Respondents.Land Registry Correspondence to Respondents.Respondents Correspondence to Land Registry.Land Registry Correspondence to Respondents including (Land Survey).  | 10 January 2018,29 March 2018,4 May 2028,8 May 2018,11 May 2018, | 69-95 |
| 15. | HM Courts Tribunal to Respondents, REF/2018/0582  | 25 July 2018 | 96-139 |
| 16. | Respondent Letter to Mrs Hayes - c/o Applicant Solicitors.Penmans Letter to Respondent.Property Chamber – Order  | 7 August 201816 August 201824 August 2018 | 140-142 |
| 17. | Respondent Letter to Amanda White, Sue Lamberton/ H.M. Land Registry – Ref: EX210733/Y802DLP/DLG/23/(STD) | 14 September 2018 | 143-148 |
| 18. | H.M. Land Registry - Letter to Respondent | 4 October 2018 | 149-154 |
| 18.1 | Skeleton Argument - Respondent |  | 155-157 |
| 19. | H.M. Land Registry - Ordinance Survey Plan Reference – TQ6881 and Land Registry Title. |  | 158-161 |
| 20. | H.M. Land Registry - Official Copy of Land Registry -13 Oct 2015 , 6 June 2011 |  | 167-170 |
| 21. | H.M. Land Registry Title |  | 174-179 |
| 22. | H.M. Land Registry - Ordinance Survey Plan Reference – TQ6881 and Land Registry Title. |  | 180208-221 |
| 23. | Statement of Case Ursel Klara Hayes (Applicant)Statement of Case (Respondent) |  | 208-209186-193 |
| 24. | H.M. Land Registry - Official Copy of Land Registry - Edition Date: 07.05.2019 |  | 206 |
| 25. | Skeleton Argument - Respondent. (SIGNED) |   | 181-185 |
| 26. | H.M. Land Registry Title |  | 204-247 |
| 27. | Hand written letter, emails, and letters. |  | 248 |
| 28. | Respondent Letter to Applicant (Penmans solicitor) dated  |  | 249 |
| 29. | Property Chamber First Tribunal |  |  |
| 30. | Final Skelton Argument - Respondent |  | 181-185 |
|  |  |  |  |
| 31 | Respondent Letter - Hearing Video email, 1 April 2022 |  |  |
| 32. | Mortgage update letter to Respondent |  |  |
| 33. | Chronology on Events 27th July 2011 to 16 March 2021 with summary. |  |  |
| 34. | Hand written Chronology  |  | 312 |
| 35. | Kinly CVP Remote Hearing Directions |  | 322 |
| 36. | 23 pages of documents including:M. Reynolds Solicitor Letter to Respondent - Dated: 19 July 2011 |  | 364 |
| 37. | Terms of Business  |  |  |
| 38. | M. Reynolds Solicitor Letter to Respondent - Dated 29 June 2011  |  | 362 |
| 39. | H.M. Land Registry - Ordinance Survey Plan Reference – TQ6881 |  |  |
| 40 | Respondent Letter - Fence Erecting - Dated: 9 May 2016 |  | 380 |
| 41. | 31 pages of documents including:Respondent emails to 9 Jan 2017. |  |  |
| 42. | Defective Insurance Title Policy |  |  |
| 43. | Respondent email to Land Registry |  |  |
| 44. | H.M. Land Registry - B193(0) Notice of objection under Section 73(5) Land Registration Act 2002 – Dated: 18 Dec 2017 |  |  |
| 45. | Arc Legal Assistance - Dated 21 Dec 2017. |  |  |
| 46. | H.M. Land Registry - Letter - Dated: 31 Jan 2018 |  |  |
| 47. | Property Chamber First Tribunal. |  |  |
| 48. | Penmans Solicitors – Letter dated 4 March 2021 |  | 394-402419 |

|  |
| --- |
| **Appendix A - Case Law** |
|  |  |  |  |
| 1. | Matthew and others (Appellants) v Sedman and others (Respondents) | 21 May 2021 | 1 |
| 2. | FEARN V TATE GALLERY. | 21 / 22 January 2020 | 20 |
| 3. | Orme v Lyon - Doctrine of Lost Modern Grant Cripps Pemberton Greenish |  | 45 |
| 4. | Hughes v Incumbent of the benefice of Frampton-on-Severn, Arlingham, Saul, Fretherne & Framilode. |  |  |
| 5. | Singapore Court of Appeal Takes Lead in Departing from Dalton v Angus |  | 49 |
| 6. | Rights of Way – an Open and Shut Case - Becket Chambers |  | 52 |
| 7. | Regency Villas Title Ltd and others (Respondents Cross-Appellants) v Diamond Resorts (Europe) Ltd and others (Appellants Cross-Respondents) |  | 60 |
| 8. | Welford v Graham |  | 99 |
| 9. | Wodzicki v Wodzicki 2017 |  | 114 |
| 10. | Civil-Justice-Council-Compulsory-ADR-report |  | 121 |
| 10.1 | Matthew and others (Appellants) v Sedman and others (Respondents) |  | 180 |
| 11. | Limitation - 6 years limit |  |  |
| 12. | Practice guide 52 easements claimed by prescription - GOV.UK |  | 201 |
| 13. | SOME THINGS MAY BE BETTER MEDIATED THAN LITIGATED NEIGHBOUR DISPUTES FOR INSTANCE – Civil Litigatio |  | 127 |