

Knapton Parish Council

 **From** Denise Revell <denise.revell@knaptonvillage.org>
To <info@hansells.co.uk>
Bcc Kelly Adams <Kelly.adams@knaptonvillage.org>, John Claydon <john.claydon@knaptonvillage.org>, John Lawton <john.lawton@knaptonvillage.org>, Julie Myhill <Julie.myhill@knaptonvillage.org>, <zillah.austin@knaptonvillage.org>
Date 2025-12-12 14:55

Good Afternoon Hansell's Solicitors

Re: Lease of Knapton Parish Council Land – Breach of Restrictive Covenants & Request for Recourse

I am writing in relation to the lease prepared by Hansell's Solicitors for the letting of land owned by Knapton Parish Council (the "Lease"). It has recently come to light that the Lease, as drafted and executed, is in breach of existing restrictive covenants affecting the land.

These covenants, which pre-date the Lease, appear not to have been identified, disclosed, or adequately accounted for during the drafting and due-diligence process. As a result, the Parish Council now faces significant legal and practical difficulties arising directly from the breach, including potential liabilities, enforcement action, and the need to remedy the situation.

Given that Hansell's was responsible for preparing the Lease and advising on its terms, I request clarification on the following:

1. How these restrictive covenants were addressed during the drafting process, and whether any investigation was carried out to identify relevant title restrictions.
2. Why the presence and impact of these covenants were not raised or incorporated into the advice provided to the Parish Council at the time.
3. What steps Hansell's proposes to take to rectify the current situation and mitigate the consequences arising from the defective Lease.
4. What recourse is available to us where losses or liabilities may have arisen as a result of professional oversight.

We would appreciate a written response within 14 days, addressing the points above and confirming your proposed approach to resolving this matter. Should it be necessary, we may need to consider escalating this issue through your firm's complaints procedure or pursuing further action.

I look forward to your prompt reply.

Yours faithfully,

Denise Revell plscc
Clerk/RFO
Tel: 07900 957888
email: parishclerk@knaptonvillage.org
Address: Meadowcroft, 40 Cromer Road, Mundesley, NR11 8DB