

A Meeting of the Knapton Parish Council took place on Tuesday 11th January 1983 7.30 pm in the Village Hall.

The Chairman, Mr Hammond, Mrs Heath and Messrs. Hicks, MacRae, Spencer, Wild, A. Wild plus 4 members public.

Received from Mr Paring.

From the meeting of 7.12.82 had already been circulated and were longhand.

Matters Arising

BUS Services

The Chairman read out a reply from Eastern Counties Omnibus Co. Ltd, which stated that improvements and modifications could be made if District and Parish Councils were prepared to raise money to subsidise the service. Mr. Spencer advised of an open meeting to be held in Mundesley on Wed. 12.1.83. Concerning this matter and said that a member of the BUS Co. would be present to answer questions, etc. Mr. Hammond and Mr. Spencer agreed to attend. Clerk to verify details of the meeting and put them on the Notice Board for public knowledge.

Mundesley Football Club

170 has now been received for 1983 season.

Flooding on B1145

A further letter has been received from Mr Emery enclosing a copy of his letter to North Norfolk District Council, complaining of flooding outside his property, and requesting further action. The road was badly flooded on the day of this meeting (4.1.83). Mr Hicks felt matters might be improved if the road level was raised. It was agreed that Clerk write to N.D.C. to say:- 1) The K.P.C. agreed with the comments made by Mr Emery.

2) Advising them that the road had again been badly flooded on 11.1.83.

3) Asking whether the N.D.C. thought that there ~~was~~ was any case for raising the level of the road since the digging out of the pit did not seem to have succeeded in solving the problem.

MADRA

Has written accepting the offer of the leasing of Knapton Playing Field and has requested that a draft lease be prepared. Discussion ensued. Mr. Spencer proposed that a lease be drawn up in the meantime while MADRA's plans were being finalised. DC was generally agreed that Mr. Hammond should therefore contact the Govt re details and the solicitors and should report further at next meeting.

Victoria Cottage

A letter has been received from N.D.C.

**PAYMENTS
AND SALES OF ASSETS)**
31ST MARCH 19/5

AND SALES OF ASSETS)

31ST MARCH 1975

GENERAL AND OTHER ACCOUNTS

PAYMENTS

DATE	MIN. BOOK No.	TO WHOM PAID	PARTICULARS OF PAYMENT		Parks and Open Spaces (1)	General Administration (2)	Baths and Public Laundries (inc. Swimming Baths & Wash Houses)	Miscellaneous (inc. Village Halls)	Highways & Rights of Way (inc. Footpaths, verges and shelters)	Public Lighting	Parking of Vehicles	TOTAL PAYMENTS	VAT
			Service Code	Number in Financial Statement									
		BROUGHT FORWARD			90013	90025	90037	90030	90062	90074	90086		
20.4.74		A.T. Grigg (Clarks)	Salary			20 00						20 00	
25.5.74		Municipal Mutual	Stamp Stationery			1 26						1 26	
27.7.74		Nyk Assoc P.C.S	P.C. Insurance			3 37						3 37	
31.7.74		Nagar Wilkinson	Ann. Lib.			5 00						5 00	
9.9.74		H.S. Hicks	Travel expenses			1 00						1 00	
9.9.74		A.T. Grigg	Rentg Room				8 25					8 25	
29.11.74		Nyk Assoc P.C.S	Wholes Stamp.			1 00						1 00	
29.11.74		Kington Paints Chemist	P.C. HandBook.			7 00						7 00	
2.13.75		Nyk Ed. Committee	the grphc.		1 00								
			Carting P/F.		30 00							30 00	
20.1.75		F. Randells Co.	Purchase of Cart.		65 93							65 93	
		Buckley Bank	End of yr.										
		East Anglia T.S. Bank	" "										
			268 39									268 39	
			15 88									15 88	
		CARRIED FORWARD	284.27		96 93	38 63	8 25					428 08	

I certify that I have completed the audit of these accounts in accordance with the statutory requirements, and that there is in my view no matter requiring report or action under sections 157 or 161 of the Local Government Act 1972.

[Signature]
20th November 1975

★ The code column which follows each payment cash column is to be used to indicate the heading under which the item is to appear in the financial statement, by use of the following code:—

A — Salaries and wages; B — Loan interest and repayment; C — Other payments.

The amount shown for salaries and wages should include employers superannuation and national insurance contributions. Salaries and wages not directly attributable to specific services they should be entered under "general administration".

(Signed)

Chairman

4/10/12

(Signed) *H. H. Hicks.* Chairman.

⑥

Mundesley F.C.

14th July, 1981

Dear Mr. Thaxter,

Further to your recent telephone conversation, I am pleased to inform you that Knapton Parish Council have agreed that Mundesley Football Club may continue to use the Knapton Playing Field as previously arranged.

Yours sincerely,



J. Clarke, (Mrs)
Clerk.

7

MY Football Club 1983 season

KNAPTON PARISH COUNCIL

22 Lawn Close,
Knapton,
North Walsham,
Norfolk.

12.9.83.

Dear Mr. Thaxter,

Further to your letter dated 1st September 1983, the Knapton Parish Council will be pleased to let you use the Playing Field on a monthly basis, until the MADRA lease, which is in the process of being prepared, comes into effect.

You were kind enough to pay £70 last season, and KPC would like you to pay a proportionate sum, at that rate.

Yours sincerely,



J. Clarke (Mrs)

Clerk.

E. J. Thaxter,
12 Northfield Road,
Mundesley.

KNAPTON PARISH COUNCIL

Mrs. J. Clarke

CLERK

Tel.: Mundesley 720680

22. *Lawn Close,*

Knapton,

North Walsham,

Norfolk.

23rd. February 1983.

To Barclays Bank, North Walsham Branch:-

This is to authorise the release of the Knapton Playing Field Deeds

to Mr. P. S. Hammond (Chairman Knapton Parish Council), until

further notice.

signed:

J. Clarke
.....

(Clerk)

P. S. Hammond
.....

(Parish Councillor)

H. H. Hides
.....

" "

9

Mile Barn,
Knapton,
Norfolk,
NR28 0RY.

Wilkinson & Davies,
Solicitors,
4 Grammar School Road,
North Walsham,
Norfolk,
NR28 9JJ

11th March 1987.

Dear Sirs,

Re: Playing Fields at Knapton

There has been correspondence between the Parish Council and the M.A.D.R.A., concerning a variation in the interpretation of the lease.

As a result agreement has been reached, and I enclose copies of the correspondence so that they may be filed with your copies of the leases for record purposes. Copies have been retained by ourselves.

Yours faithfully,

Parish Clerk

DOV/PWL

10

KNAPTON PARISH COUNCIL

D. C. VENVELL
Clerk to the Council

Mile Barn
Knapton
Norfolk
NR28 0RY
0263 - 720 550

13th November '9

Dear Sir,

Registration number 303995-Knapton Playing Field

I am writing as a follow-up to the letter dated 2nd. August 1991 from the Chairman of the Parish Council concerning the Census of Charities.

I am only able to confirm that it has not been possible to trace any cancellation of this Charity. However there is no doubt that it should be cancelled. The Charity was related to a piece of land sold to the Council in 1963 to form a Village Playing Field,

This land was then leased to the Mundesley and District Recreation Association in 1984 to form part of a much larger complex, and it is obvious that at that time, if not before, the Charity ceased to have any meaning. It should then have been cancelled, but I can only assume that this was overlooked by the Solicitors and the Council, as I can find no trace of the matter in these more recent papers

Would you please therefore cancel the registration.

Yours faithfully,


Don Venvell

Parish Clerk

Charity Database Project
Charity Commissioners
P.O. Box 245
Liverpool L69 7EY

11

[About the register of charities](#)

[Search](#)

KNAPTON PLAYING FIELD

Charity number:
303995

Removed
charity

Charity overview

Activities - how the charity spends its money

Information on the charity's activities is not available.

What, who, how, where

**What the charity
does:**

No information
available

**Who the charity
helps:**

No information
available

**How the charity
helps:**

No information
available

Governance

**Registration
history:**

29 July 1963: Standard registration
29 October 1996: Removed (Ceased to
exist)

**Organisation
type:****Other names:**

No other names

Gift aid:

No information available

Other regulators:

No information available

Policies:

No policies declared

**Land and
property:**

No information available

Financial history

No financial information provided for the past 5 financial periods

Accounts and annual returns

No accounts and annual returns information is available for this removed charity

Governing document

Governing document

Details of the type of governing document the charity has and when it was established.

It is not the full text of the charity's governing document.

CONVEYANCE DATED 15 SEPTEMBER 1955

Charitable objects

RECREATION GROUND

Area of benefit

The area the charity can operate in, as set out in its governing document.

KNAPTON

100



13

49

to add that, as to the nominee being expected to be a MADRA club member, it had been minuted that whilst the Council might recommend this, it is up to the individual representative, whoever he/she might be, to decide that matter.

On a separate issue, it was proposed that Mr Brooke-Lander, seconded by Mr Undrill and agreed that the shelters and advertising bill supports that had been incorrectly placed on the Knapton Playing Field site, and without the Council as landlord being formally asked for permission, should be allowed to stay in position, until the end of the season only.

9. Report from Members

(i) **MADRA**

Mr Kemp reported that a plan for the extension had been drawn up and the landowners consent to release the land was awaited. This would result in the main football game not using the Knapton Playing Field. The Chairman requested that the Council should see the plans at an early stage.

(ii) **Police**

The Rivermount burglar had been arrested. There was an outbreak of thefts from cars, at present restricted to the coastal area.

(iii) **Woodland Trust**

A parking area of sorts has been made off Hall Lane. Mr Corney showed a letter from Mike Cunnington, the new Chairman, indicating that planning permission has been applied for. It was agreed that the Clerk should write to the Chief Planning Officer referring to this, to inform him that whether or not this application is to be put out for Parish Council views, the Council is and will be unanimously opposed to such a development because of the extreme danger of the road.

10. Any Other Business

(i) **Byelaws:** The Clerk was asked to obtain and circulate a copy of the byelaws recently made applying to Knapton Cutting.

(ii) **MADRA:** Children's play area - Mr Wild expressed concern at the lack of maintenance of the children's play area. It was agreed to remind MADRA, in general terms, of their responsibilities for safety in playground areas.

(iii) **Date of Next Meeting:** 1 February 1994 at 7.30 p.m. in the Methodist Church Room.

8/12/93 COS George Gifford 25-00

David Watmuff
D WATMUFF

1/2/94

PAYMENTS AND SALES OF ASSETS) 31ST MARCH 1977.

GENERAL AND OTHER ACCOUNTS

PAYMENTS

PAYMENTS															TOTAL PAYMENTS		VAT	
DATE	MIN. BOOK No.	Voucher No.	TO WHOM PAID	PARTICULARS OF PAYMENT <div>Service Code Number in Financial Statement:</div>	Parks and Open Spaces (1)	General Administration (2)		Baths and Public Lavatories (inc. Swimming Baths & Wash Houses)	Miscellaneous (inc. Village Halls)	Highways & Rights of Way (inc. Planting of Trees and Bus Shelters)	Public Lighting	Parking of Vehicles	TOTAL PAYMENTS	Rate	Amount			
						90013	90025											
4.5.76			BROUGHT FORWARD															
4.5.76			Myrtle Avenue Ltd Local Counciling	Adm. Exp. 1976/77		8	00						18 00					
4.5.76			Geo. Leach Ltd.	Sal. for 1976/77	37	51							37 51					
4.5.76			A.J. Gung (Cale)	Sal. for 1976/77		23	06						23 06					
10.5.76			Kaplan P.C.	Sal. for 1976/77		1	50						1 50					
26.5.76			W.H. Stedley Exp.	Clearing of waste	22	08							22 08					
26.7.76			A.J. Gung (Cale)	Adm. Exp.		8	00						8 00					
25.8.76			W.H. Stedley Exp.	Adm. Exp.		8	00						8 00					
14.9.76			H.S. Harris Exp.	Adm. Exp.		6	75						6 75					
21.2.76			G. Lister Exp.	Adm. Exp.	10	00							10 00					
21.2.76			J.H. Allen Exp.	Adm. Exp.	3	00							3 00					
4.12.76			J.H. Allen Exp.	Adm. Exp.	23	56							23 56					
1.3.77			Kaplan P.C.	Adm. Exp.		3	00						3 00					
1.3.77			Myrtle Avenue Ltd Local Counciling	Adm. Exp.		58	00						58 00					
16.3.77			"	Adm. Exp.		3	03						3 03					
7.5.76			Myrtle C.C.	Adm. Exp.	40	09							40 09					
			CARRIED FORWARD		136	24	111	34	6	50			294 08					

The code column which follows each payment cash column is to be used to indicate the heading under which the item is to

The code column which follows each payment cash column is to be used to indicate the heading under which the item is to appear in the financial statement, by use of the following code:—
A — Salaries and wages; B — Loan interest and repayment; C — Other payments.

(Signed)

Chairman

Clerk

DATED 17th May 1985

THE PARISH COUNCIL OF KNAPTON

- and -

MUNDESLEY AND DISTRICT RECREATION ASSOCIATION

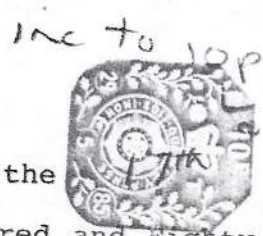
L E A S E

Relating to:-

The Playing Field in the Parish of Knapton

WILKINSON & DAVIES
SOLICITORS

FD



INLAND REVENUE
Stamp
day 28 May 1935
BETWEEN THE PARISH

THIS LEASE made the
thousand Nine hundred and Eighty Five
COUNCIL OF KNAPTON in the County of Norfolk (hereinafter
called "the Landlord") which expression shall where the
context so admits include the person for the time being
entitled to the reversion immediately expectant on the term
hereby ordered) of the one part and JOHN GILBRAITH MILLER
of Meadow House Cromer Road Mundesley in the County of
Norfolk GEOFFREY VERNON GRISTON of Cowper Cottage 35 High
Street Mundesley Norfolk PATRICK CHARLES BONHAM of 16
High Street Mundesley and COLIN EDWARD PEEK of 14 Texel
Way Mundesley in the said County being the present Trustees
of the MUNDESLEY AND DISTRICT RECREATION ASSOCIATION
(hereinafter called the "Trustees") of the other part
WITNESSETH as follows:

1. IN consideration of the rent and the
covenants by the Trustees hereinafter reserved and contained
the Landlord hereby demises to the Trustees ALL THAT
playing field situate in and forming part of the Parish of
Knapton in the County of Norfolk as the same is for the
purpose of identification only delineated on the plan
annexed hereto and thereon coloured red and blue
(hereinafter called the "Demised Premises") SUBJECT TO the
rights of the Landlord to the exclusive possession of the
Demised Premises for a total of six days per annum one of
these days to be the SPRING BANK HOLIDAY MONDAY PROVIDED
ALWAYS that the Landlord gives sufficient notice of any date
on which the field might be required in order not to
coincide with any pre-arranged fixture or match TO HOLD
the same unto the Trustees for a term of twenty seven years
from the 17th day of May One thousand
Nine hundred and Eighty five paying

thereafter a peppercorn rent of One Pound (£1) per annum the first of such payments to be made on the signing hereof and each subsequent payment on the anniversary hereof _____

2. THE Trustees hereby jointly and severally covenant with the Landlord as follows:-

(i) TO pay the rent hereby reserved at the times and in the manner aforesaid _____

(ii) TO discharge all existing and future rates taxes assessments and outgoings whatsoever imposed on or payable by the owner or occupier of the Demised Premises in respect thereof _____

(iii) TO ensure that the said field shall be used by the members of the MUNDESLEY AND DISTRICT RECREATION ASSOCIATION their guests visitors friends and others by invitation only as a recreation and playing field _____

(iv) TO keep all the hedges fences and entrances upon the demised premises in good repair and condition _____

(v) TO maintain and keep in good repair and condition the existing and any future playing equipment in the area designated for playing on the plan annexed hereto and thereon coloured blue _____

(vi) TO keep the premises clean and tidy and clear of litter and to provide an adequate number of refuse bins on the property of a type approved by the Landlord _____

(vii) NOT to park or use or allow to be used any motor cycles bicycles or any other vehicles or motor vehicles on any part of the Demised Premises except such vehicle as may be necessary for the maintenance of the Demised Premises _____

(viii) NOT to make any alterations or changes to the character or general arrangement of the Demised _____

Premises or erect any buildings or other structure without having first obtained the written consent of the Landlord such alterations or changes being necessary or desirable for the use of the land as a recreation and playing field and the decision as to such matters being at the sole discretion of the Landlord _____

(ix) TO manage and manure the Demised Premises in a good and husbandlike manner so as to keep the land constantly in good heart and condition _____

(x) Not to allow any dogs cats or other animals onto the Demised Premises and to provide adequate notice to this effect on the Demised Premises _____

(xi) NOT to assign underlet or part with possession of the Demised Premises without having first obtained the written consent of the Landlord _____

(xii) TO permit the Landlord and his duly authorised agents upon giving at least one weeks previous notice in writing at all reasonable times to enter the Demised Premises to inspect the condition thereof and for all other reasonable purposes _____

(xiii) TO obtain all necessary planning approvals and permissions for the use of the Demised Premises as a recreation and playing field and to do all acts and things required by and perform any works conformably in all respects with the provisions and conditions thereof and with the provisions of any statute rule order regulation or byelaw applicable _____

(xiv) AT the Trustees own expense to execute all such works and provide and maintain all arrangements as

are or may under or in pursuance of any act or Acts of Parliament already or hereafter to be passed to be direct or required by any District Council Local or Public Authority to be executed provided and maintained at any time during the term upon or in respect of the premises or any part thereof whether by Landlord or the Trustees _____

(xv) TO comply with all Acts of Parliament statutory instruments made thereunder and by laws and to execute and to do at the expense of the Trustees all such works and things whatever as may now or at any time during the term be directed or required by any national local or competent authority in respect of the premises or any part thereof for the use thereof whether by the owner or occupier thereof and also but without prejudice to the generality of the foregoing to comply in all respects with (if applicable) the Offices Shops and Railway Premises Act 1963 the Factories Act 1961 and the Clean Air Act 1956 The Fire Act Precautions Act 1971 and the Health and Safety at Work Act 1974 and at all times during the term to indemnify and keep indemnified the Landlord against all actions proceedings claims demands and liability in respect of all such matters _____

(xvi) WITHIN seven days of the receipt of notice of the same (whether by advertisement or not) to give full particulars to the Landlord of any permission notice order or proposal for a notice or order made given or issued to the Trustees the Trustees or under Tenant or the owner or occupier of the premises by any Government Department local or public authority or by any

Acts of
be direct
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as or any

competent authority under or by virtue of any statutory powers whether the same shall be served directly on the Trustees of the original or a copy thereof be received from any undertenant or other person and if so required by the Landlord to produce such permission notice order or proposal for a notice or order to the Landlord and also without delay to take all reasonable or necessary steps to comply with any such notice or order and also at the request of the Landlord to make or join with the Landlord in making such objections or representations against or in respect of any such notice order or proposal as aforesaid as the Landlord shall deem expedient

(xvii) TO insure and at all times keep insured the premises against all third party public and occupiers liability risks including liability under the Defective Premises Act 1972 and to effect such insurance in some insurance office and through any agency to be approved by the Landlord in the joint names of the Landlord and the Trustees

(xviii) UPON every request by the Landlord or the Landlord's agents to produce to the Landlord the policy of such insurance and the receipt for every premium for the then current year payable in respect of such policy

(xviv) TO indemnify and keep indemnified the Landlord from and against legal liability in respect of all loss damage actions proceedings suits claims demands costs damages liabilities and expenses in respect of any injury to or the death of any person damage to any property movable or immovable the infringement disturbance destruction or any right

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easement or privilege or otherwise by reason of or arising in any way directly or indirectly out of the repair or state of repair of the premises for which the trustees are liable hereunder or the execution by the trustees of any alteration to the premises and from all proceedings costs claims and demands of whatever nature in respect of such liability

PROVIDED THAT the provisions of this sub clause shall not render the Trustees legally liable (a) during the exclusive periods of use of the Demised Premises by the Landlord or its guests and invitees and (b) during use by persons permitted under Clause 5(ii) herein _____

(xx) _____ TO be responsible for and to indemnify the Landlord against all damage occasioned to the premises or any adjacent or neighbouring premises or injury (including injury resulting in death) to any person caused by any act default or negligence of the trustees or the servants agents licencees invitees or under tenants of the trustees _____

(xxi) _____ NOT to do or permit or suffer anything to be done in or upon the Demised Premises or any part thereof which may be or become a nuisance or annoyance or cause damage or inconvenience to the Landlord or to the Owners of occupiers of any neighbouring land or property _____

(xxii) _____ NOT to allow any person other than the members of the MUNDESLEY AND DISTRICT RECREATION ASSOCIATION and their guests visitors friends and invitees to use the Demised Premises except as provided in Clause 5 (ii) hereof for any purpose and in particular not without the previous written consent of _____

the Landlord to invite or allow the general public to enter thereon either gratuitously or on payment for the purpose of witnessing and taking part in any game or other display and entertainment

(xxiii) IN the event of the Trustees ceasing to occupy the field to reinstate the boundary fences of the property and to deliver up the Demised Premises in a condition consistent with the foregoing provisions

(xxiv) TO pay the Landlords costs (including VAT) of and incidental to the preparation of this Lease and a counterpart thereof

3. THE Landlord covenants with the Trustees as follows:

That Trustees paying the rent hereby reserved and performing and observing the several covenants on the Trustees part herein contained shall peacefully hold and enjoy the Demised Premises during the said term without any interruption by the Landlord or any person rightfully claiming under or interest for the Landlord: provided always and it is hereby agreed and declared that:

if the rent hereby reserved or any part thereof shall be unpaid for twenty one days after being payable (whether formally demanded or not) or if any covenant on the Trustees part herein contained shall not be performed or observed then and in either of the said cases it shall be lawful for the Landlord at any time thereafter to re-enter upon the Demised Premises or any part thereof in the name of the whole and thereupon this demise shall absolutely determine but without prejudice to the right of action of the Landlord in

respect of any breach of the Trustees covenants herein contained _____

4. PROVIDED ALWAYS IT IS HEREBY AGREED:-

(i) NOTWITHSTANDING anything herein contained (and to the extent that such liability can lawfully be excluded) the Landlord shall be under no liability either to the parties hereto or to strangers in this Lease who may be permitted to enter or use the premises for accidents happening injuries sustain or for loss or damage to goods or chattels in the premises or any part thereof except arising from the negligence of the Landlord or that of any servant or agent of the Landlord _____

(ii) THAT nothing contained in this Lease shall prohibit individual residents and their guests of the Parish of Knapton from having a free and unrestricted right of entry to the Demised Premises during daylight hours and for recreational purposes without animals as they wish _____

(iii) THAT a member of the Knapton Parish Council as nominated by the Parish Council should serve on the Mundesley and District Recreation Association Committee and the Mundesley and District Recreation Association should make provision in its constitution to this effect _____

5. IT is hereby certified that the transaction hereby effected does not form part of a larger transaction or a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration other than the rent exceeds THIRTY THOUSAND POUNDS (£30,000.00) _____

herein

IN WITNESS whereof HERBERT SIDNEY HICKS MALCOLM HEDLEY
ALFRED CUTTS and JOHN NICHOLLS three of the members of
the Parish Council of Knapton and the said Trustees have
hereunto set their hands and seals the day and year first
before written

SIGNED SEALED and DELIVERED
by the said HERBERT SIDNEY
HICKS in the presence of:-

Phyllis M. Leake
The Spinney
Knapton Norfolk
Housewife



SIGNED SEALED and DELIVERED
by the said MALCOLM HEDLEY
ALFRED CUTTS in the presence
of:-

J. Nicholls
Highbury, Knapton
Common Rectory



SIGNED SEALED and DELIVERED
by the said JOHN NICHOLLS
in the presence of:-

M. H. G.

HARTLY HOUSE
Knapton, Norfolk



SIGNED SEALED and DELIVERED
by the said JOHN GILBRAITH
MILLER in the presence of:-

SIGNED SEALED and DELIVERED
by the said GEOFFREY VERNON
GRISTON in the presence of:-

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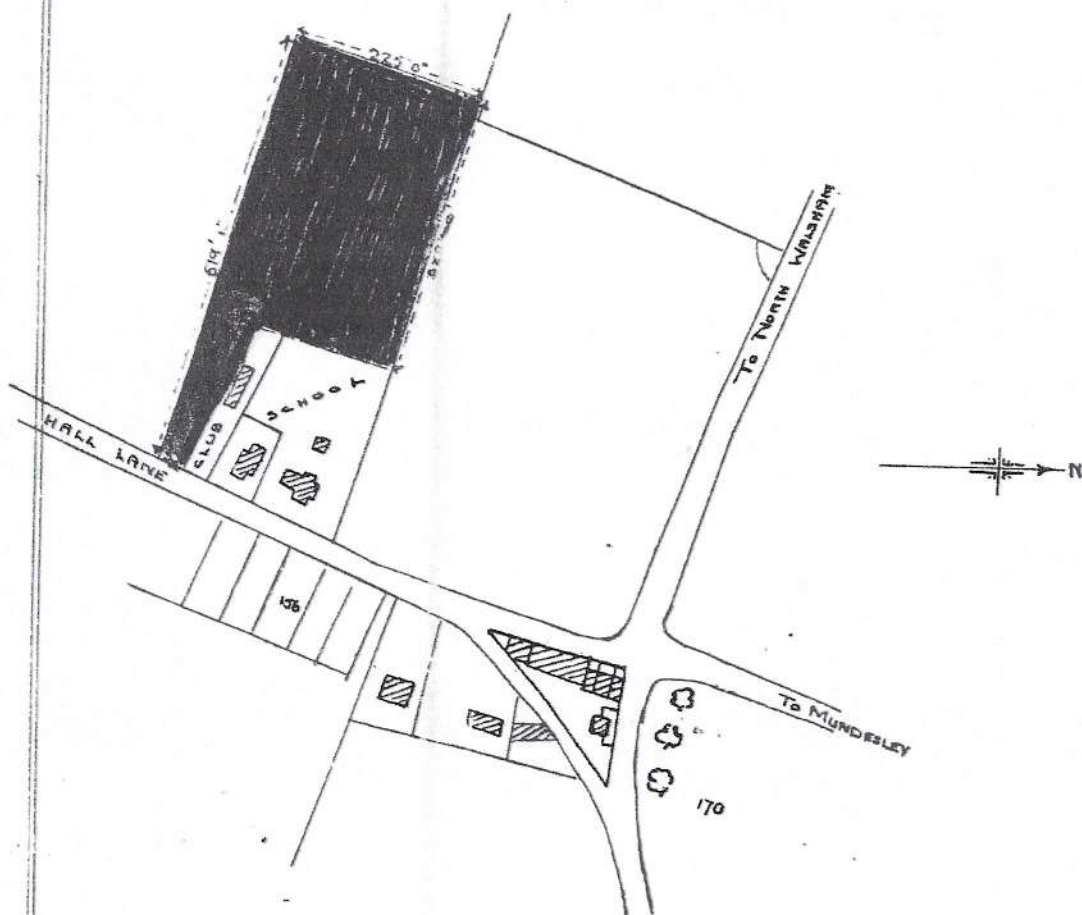
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SIGNED SEALED and DELIVERED
by the said PATRICK CHARLES
BONHAM in the presence of:-

SIGNED SEALED and DELIVERED
by the said COLIN EDWARD
PEEK in the presence of:-



DATED 29th October 2020

The Parish Council of Knapton (1)

and

Mundesley and District Recreation Association (2)

LEASE

Relating to the playing field in the
parish of Knapton Norfolk

Term: 7 years

Term commences: 1st June 2020

Term ends: 31st May 2027

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THIS LEASE is made on 29 October 2020

BETWEEN:

- (1) **The Parish Council of Knapton** of Verbena Cottage The Street Knapton Norfolk NR28 0AD ("Landlord"); and
- (2) **Mundesley and District Recreation Association** (registered charity no. 289400) of 6 School Close Knapton North Walsham Norfolk NR28 0SA ("Tenant").

IT IS AGREED:

1 Interpretation

The following definitions and rules of interpretation apply in this Lease.

1.1 Definitions:

"Act of Insolvency" means

- (a) the taking of any step in connection with any voluntary arrangement or any other compromise or arrangement for the benefit of any creditors of the Tenant;
- (b) the making of an application for an administration order or the making of an administration order in relation to the Tenant;
- (c) the giving of any notice of intention to appoint an administrator, or the filing at court of the prescribed documents in connection with the appointment of an administrator, or the appointment of an administrator, in any case in relation to the Tenant;
- (d) the appointment of a receiver or manager or an administrative receiver in relation to any property or income of the Tenant;
- (e) the making of an application for a bankruptcy order, the presentation of a petition for a bankruptcy order or the making of a bankruptcy order against the Tenant.

"Annual Rent" means rent at the rate of £1 per annum which shall be exclusive of any VAT properly chargeable on it ;

"Contractual Term" means a fixed term of seven years beginning on and including the 1st June 2020 and ending on and including the 31st May 2027;

"Environmental Law" means any statutes, statutory instruments, regulations, directives, common law, bye-laws, guidance notes, codes of practice and instructions of any regulatory authority or court which relate to the protection of the Environment or the health and safety of humans;

"Environmental Permit" means any permit, licence, authorisation, consent, approval, notification, registration or exemption required under Environmental Law;

"Hazardous Substances" means any substances whether alone or in combination which any other substance capable of causing harm to the Environment including without limitation any water polluting materials and any asbestos containing materials;

"LTA 1954" means Landlord and Tenant Act 1954;

"Permitted Use" means use of the Property for a recreation and playing field and not for any other purposes whatsoever ;

"Plan" means the plan attached to this Lease marked "Plan";

"Property" means the land known as the playing field in the parish of Knapton Norfolk shown for identification purposes only edged in red on the attached plan;

"Rent Commencement Date" means 1st June 2020;

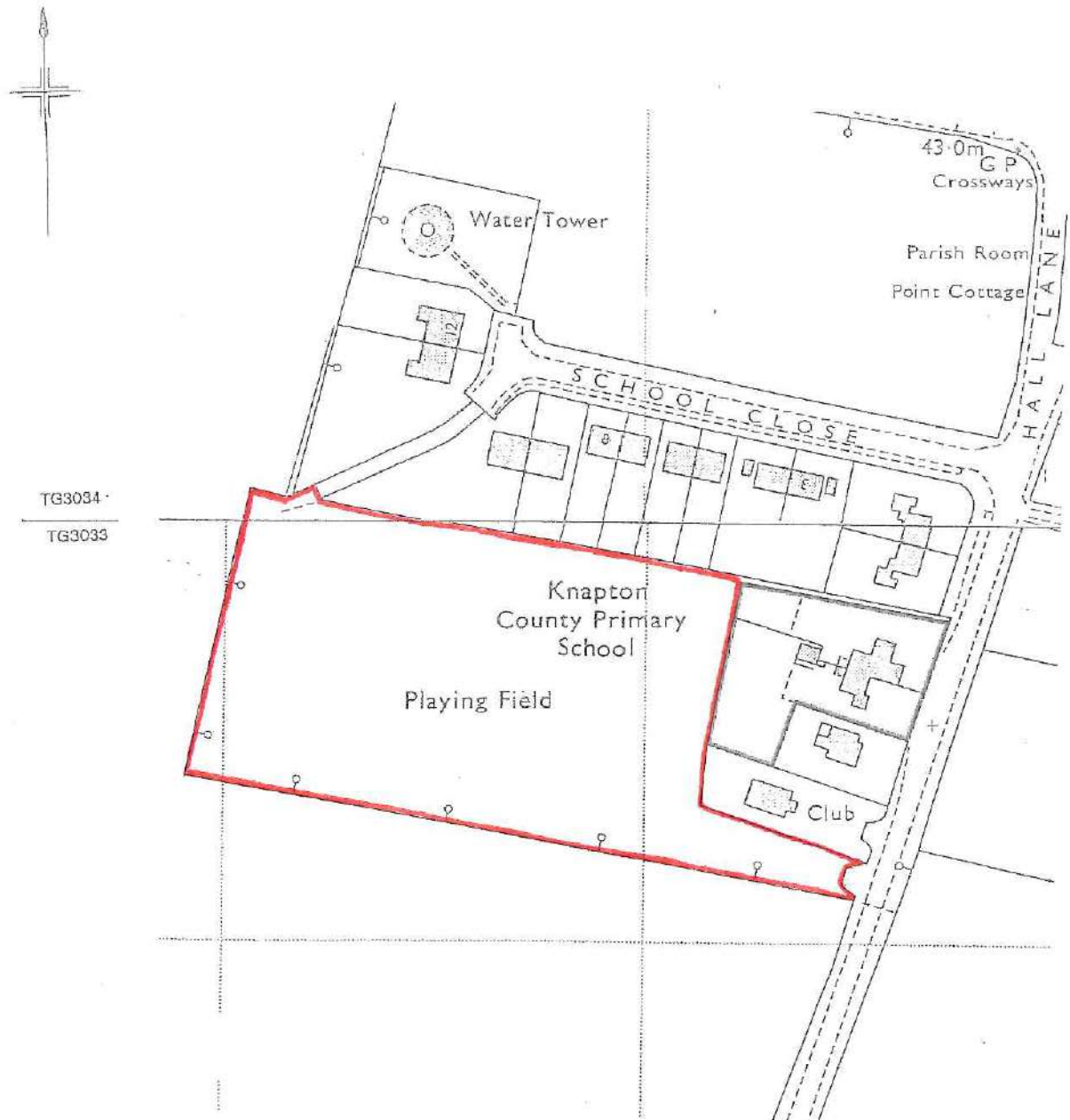
"Rent Payment Dates" means the first day of every June during the Term;

"Third Party Rights" means all rights, covenants and restrictions affecting the Property including the matters referred in the documents listed in Schedule 1;

"VAT" means value added tax chargeable under the Value Added Tax Act 1994 and any similar replacement tax and any similar additional tax.

- 1.2 A reference to this **lease**, except a reference to the date of this Lease or to the grant of this Lease, is a reference to this deed and any deed, licence, consent, approval or other instrument supplemental to it.
- 1.3 A reference to the **Landlord** includes a reference to the person entitled to the immediate reversion to this Lease. A reference to the **Tenant** includes a reference to its successors in title.
- 1.4 The expressions **landlord covenant** and **tenant covenant** each has the meaning given to it by the Landlord and Tenant (Covenants) Act 1995.
- 1.5 Unless the context otherwise requires, a reference to the **Property** is to the whole and any part of it.
- 1.6 A reference to the **term** is to the Contractual Term.
- 1.7 A reference to the **end of the term** is to the end of the term however it ends.
- 1.8 A **working day** is any day which is not a Saturday, a Sunday, a bank holiday or a public holiday in England.
- 1.9 Unless otherwise specified, a reference to a statute or statutory provision or to any directive or legislative instrument of the European Union is a reference to it as amended, extended or re-enacted from time to time and shall include all subordinate legislation made from time to time under them and all orders, notices, codes of practice and guidance made under them.
- 1.10 A reference to laws in general is a reference to all local, national and directly applicable supra-national laws as amended, extended or re-enacted from time to time and shall include all subordinate laws made from time to time under them and all orders, notices, codes of practice and guidance made under them.

H.M. LAND REGISTRY		TITLE NUMBER	
		NK201652	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID
	NORFOLK	TG3033 TG3034	
Scale: 1/1250		© Crown copyright	



[Handwritten signatures and marks]



- 1.11 Any obligation on the Tenant not to do something includes an obligation not to allow that thing to be done and an obligation to use best endeavours to prevent that thing being done by another person.
- 1.12 Unless the context otherwise requires, any words following the term **including**, **include**, **in particular**, **for example**, or any similar expression shall be construed as illustrative and shall not limit the sense of the words, description, definition, phrase or terms preceding those terms.
- 1.13 A **person** includes a natural person, corporate or unincorporated body (whether or not having separate legal personality).
- 1.14 A reference to **writing** and **written** excludes fax and email.
- 1.15 Unless the context requires, references to clauses and Schedules are to the clauses and Schedules of this Lease and references to paragraphs are to paragraphs of the relevant Schedule.
- 1.16 Clause, Schedule and paragraph headings shall not affect the interpretation of this Lease.
- 1.17 Unless the context otherwise requires, words in the singular shall include the plural and in the plural shall include the singular.
- 1.18 Unless the context otherwise requires, a reference to one gender shall include a reference to the other genders.
- 1.19 Unless expressly provided otherwise, the obligations and liabilities of the parties under this Lease are joint and several.

2 Acknowledgement

- 2.1 The Tenant acknowledges to the Landlord that any estate right and interest previously held or acquired by the Tenant in the Property in existence immediately prior to the date of this Lease has been surrendered by virtue of and in consideration of the grant of this Lease.

3 Grant

- 3.1 The Landlord lets the Property to the Tenant for the Contractual Term.
- 3.2 The grant is made excepting and reserving to the Landlord the rights set out in clause 4, and subject to the Third Party Rights.
- 3.3 The grant is made with the Tenant paying the following as rent to the Landlord:
- 3.3.1 the Annual Rent and any VAT in respect of it; and
- 3.3.2 all other sums due under this Lease.

4 Rights excepted and reserved

- 4.1 The following rights are excepted and reserved from this Lease to the Landlord (the "**Reservations**") notwithstanding that the exercise of any of the Reservations or the works carried out pursuant to them result in a reduction in the flow of light or air to the

Property or loss of amenity for the Property provided that they do not materially affect the use and enjoyment of the Property for the Permitted Use:

- 4.1.1 the right to the exclusive possession of the Property for a total of six days per annum one of those days to be the Spring Bank Holiday Monday provided always that the Landlord gives sufficient notice of any date on which the Property might be required in order not to coincide with any pre-arranged fixture or match;
- 4.1.2 the right to enter the Property to inspect the condition of the Property and for any other purpose mentioned in or connected with:
 - (i) this Lease;
 - (ii) the Reservations; or
 - (iii) the Landlord's interest in the Property;
- 4.1.3 the exclusive right to all treasure or archaeological artefacts discovered on the Property.
- 4.2 The Reservations may be exercised by the Landlord and by anyone else who is or becomes entitled to exercise them, and by anyone authorised by the Landlord.
- 4.3 The Tenant shall allow all those entitled to exercise any of the Reservations to enter the Property at any reasonable time and, except in the case of an emergency, after having given reasonable notice to the Tenant (which notice need not be in writing), with or without their workers, contractors, agents and professional advisors.
- 4.4 No party exercising any of the Reservations, nor its workers, contractors, agents or professional advisors, shall be liable to the Tenant or other occupier of or person at the Property for any loss, damage, injury, nuisance or inconvenience arising by reason of the exercise of any of the Reservations except for:
 - 4.4.1 physical damage to the Property; or
 - 4.4.2 any loss, damage, injury, nuisance or inconvenience in relation to which the law prevents the Landlord from excluding liability.

5 Third Party Rights

- 5.1 The Tenant shall comply with all obligations on the Landlord relating to the Third Party Rights insofar as those obligations relate to the Property and shall not do anything (even if otherwise permitted by this Lease) that may interfere with any Third Party Rights.
- 5.2 The Tenant shall allow the Landlord and any other person authorised by the terms of any of the Third Party Rights to enter the Property in accordance with its terms.

6 Annual Rent and other payments

- 6.1 The Tenant shall pay the Annual Rent and any VAT in respect of it in advance on or before the Rent Payment Dates. The first payment to be made on the Rent Commencement Date.

- 6.2 The Tenant shall pay the costs and expenses (assessed on a full indemnity basis) of the Landlord, including any solicitors' or other professionals' costs and expenses and whether incurred during or after the end of the term, in connection with or in contemplation of the enforcement of the tenant covenants of this Lease and with any consent applied for in connection with this Lease and the preparing and serving of any notice in connection with this Lease under section 146 or 147 of the Law of Property Act 1925 or taking any proceedings under either of those sections, notwithstanding that forfeiture is avoided otherwise than by relief granted by the court.

7 Insurance

- 7.1 The Tenant shall at its own expense procure and maintain insurance to cover both themselves and the Landlord in respect of any action claim or demand by any person arising out of the Tenant's use of the Property, and all third party liability risks in relation to the Property with an insurance company approved by the Landlord to provide cover in respect of each and every claim of not less than £1 million or such higher sum as the Landlord may from time to time direct in writing. The Tenant shall supply to the Landlord a copy of the insurance policy together with a receipt or other evidence of payment of the latest premium due under it.

8 VAT

- 8.1 All sums payable by the Tenant are exclusive of any VAT that may be chargeable.

9 Use, repairs and alterations

- 9.1 The Tenant shall not use the Property for any purpose other than the Permitted Use.
- 9.2 The Tenant shall not:
- 9.2.1 use the Property for any purpose or in any manner that is illegal, hazardous or dangerous, or would cause loss, damage, injury, nuisance or inconvenience to the Landlord, any other tenants of the Landlord or any other owner or occupier of neighbouring property;
 - 9.2.2 make any alterations or additions which merge the Property into any adjoining premises;
 - 9.2.3 do anything to or on the Property that invalidates or may invalidate, in whole or in part, any insurance effected by the Landlord in respect of the Property;
 - 9.2.4 obstruct any public road, footpath, right of way or any means of access to the Property;
 - 9.2.5 use the Property for landfill or for the storage, treatment, incineration, recovery or disposal of waste;
 - 9.2.6 without the Landlord's prior written approval, fell or remove any trees or hedges on the Property.
 - 9.2.7 park or use or allow to be used any motor cycles bicycles or any other vehicle or motor vehicles on any part of the Property except such vehicle as may be necessary for the maintenance of the Property

- 9.2.8 allow any dogs or other animals onto the Property and to provide adequate notice to this effect on the Property
- 9.2.9 to allow any person other than the members of the Mundesley and District Recreation Association and their guests visitors friends and invitees to use the Property for any purpose and in particular without the previous written consent of the Landlord
- 9.3 The Tenant shall keep the Property and, at the end of the Term, leave the Property, clean, tidy and clear of rubbish and shall keep and leave clean and in good repair, order and condition and free from obstruction all pipes, conduits, field drains, fences and hedges on the Property.
- 9.4 The Tenant shall be responsible for the proper maintenance of the Property including but not limited to topping, harrowing, rolling, spiking, weed management, trimming along the fence lines, and all other management of the Property which maintains the appearance to the reasonable satisfaction of the Landlord provided that there shall be no obligation on the Tenant to put and keep the Property in any better condition than exists at the date hereof.
- 9.5 The Tenant shall not damage or make any opening in the boundary structure of the Property or make any alteration or addition to the Property or install or erect any equipment, buildings or other structures on the Property without the Landlord's prior written consent. The Tenant shall, at the Landlord's request and at the Tenant's cost, remove the Tenant's installations and erections at the end of the term and make good any damage caused to the Property by that removal.
- 9.6 The Tenant shall be responsible for the repair replacement and maintenance of fencing forming part of the Property provided that there shall be no obligation on the Tenant to put and keep the fencing in any better condition than exists at the date hereof.
- 9.7 The Tenant shall take down or replace (as applicable) any fencing added, removed or relocated in accordance with the Permitted Use of the Property so that at the end of the Term the location of all fences are in the original positions and to the reasonable satisfaction of the Landlord.
- 9.8 The Tenant shall be responsible for waste management including regular clearance of the Property and shall not allow any waste or debris to accumulate or escape on to any adjoining land or to create any nuisance to others.

10 Environmental matters

- 10.1 The Tenant covenants with the Landlord during the term:
- 10.1.1 to comply with all requirements of Environmental Law and to obtain and to comply with all Environmental Permits insofar as they are necessary for the operation of the business of the Tenant or the state and use of the Property;
- 10.1.2 not to discharge or cause or permit to be discharged any Hazardous Substances or waste into any surface water, groundwater, land or drain at the Property;

- 10.1.3 to clean up immediately any spills, release, leakage, seepage or escape of Hazardous Substances at or around the Property and to notify immediately the Landlord in respect of any such spills;
- 10.1.4 to carry out clean up works to the reasonable satisfaction of the Landlord if any spills at or around the Property where caused or permitted by any act or omission of the Tenant or its employees, contractors or agents;
- 10.1.5 to indemnify the Landlord against any losses, actions, claims, costs, expenses, damages, liabilities, charges, judgements and demands suffered or incurred by the Landlord arising directly or indirectly by reason of breach by the Tenant of its obligations under clauses 10.1.1 to 10.1.5.

11 Compliance with laws

- 11.1 The Tenant shall comply with all laws relating to:
 - 11.1.1 the Property and the use of the Property by the Tenant;
 - 11.1.2 the use of all service media and machinery and equipment at or serving the Property;
 - 11.1.3 any works carried out at the Property; and
 - 11.1.4 all materials kept at or disposed of from the Property.
- 11.2 Within five working days after receipt of any notice, order, direction or other formal communication affecting the Property or the Landlord's interest in the Property (and whether or not served pursuant to any law), the Tenant shall:
 - 11.2.1 inform the Landlord and allow the Landlord to copy the relevant document; and
 - 11.2.2 take all steps necessary to comply with the communication and take any other action in connection with it as the Landlord may reasonably require.
- 11.3 The Tenant shall not apply for any planning permission for the Property without the Landlord's consent.

12 Prohibition of dealings

- 12.1 The Tenant shall not assign, underlet, charge, part with or share possession or share occupation of this Lease or the Property or hold the lease on trust for any person (except by reason only of joint legal ownership), or grant any right or licence over the Property in favour of any third party.

13 Returning the Property to the Landlord

- 13.1 At the end of the term, the Tenant shall return the Property to the Landlord in the repair and condition required by this Lease and remove from the Property all chattels belonging to or used by the Tenant.
- 13.2 The Tenant irrevocably appoints the Landlord to be the Tenant's agent to store or dispose of any chattels, fittings or items it has fixed to the Property and which have been left by the Tenant on the Property for more than ten working days after the end of the term. The Landlord shall not be liable to the Tenant by reason of that storage or

disposal. The Tenant shall indemnify the Landlord in respect of any claim made by a third party in relation to that storage or disposal.

- 13.3 If the Tenant does not comply with its obligations in this clause 13 then, without prejudice to any other right or remedy of the Landlord, the Tenant shall pay the Landlord an amount equal to the Annual Rent at the rate reserved immediately before the end of the term for the period that it would reasonably take to put the Property into the condition it would have been in had the Tenant performed its obligations under this clause 13. The amount shall be a debt due on demand from the Tenant to the Landlord.

14 Indemnity

- 14.1 The Tenant shall indemnify the Landlord and keep the Landlord indemnified against all liabilities, expenses, costs (including but not limited to any solicitors' or other professionals' costs and expenses), claims, damages and losses (including but not limited to any diminution in the value of the Landlord's interest in the Property and loss of amenity of the Property) suffered or incurred by the Landlord arising out of or in connection with:

- 14.1.1 the use of the Property in connection with the Permitted Use;
- 14.1.2 any breach of any tenant covenants in this Lease; or
- 14.1.3 any act or omission of the Tenant or any other person on the Property with the Tenant's actual or implied authority.

15 Exclusion of liability

- 15.1 The Landlord does not warrant that the Property may be used for the Permitted Use.

16 Landlord's covenant for quiet enjoyment

- 16.1 The Landlord covenants with the Tenant, that, so long as the Tenant pays the rents reserved by and complies with its obligations in this Lease, the Tenant shall have quiet enjoyment of the Property without any interruption by the Landlord or any person claiming under the Landlord except as otherwise permitted by this Lease.

17 Landlord's and Tenant's Break

- 17.1 In this clause the following phrases have the following meanings:
- 17.2 "the Break Date" means the date specified in the Break Notice
 - 17.3 "the Break Notice" means written notice from the Tenant to the Landlord or from the Landlord to the Tenant to terminate this Lease.
 - 17.4 Either party may terminate this Lease on the Break Date by serving the Break Notice on the other party at least 365 days before the Break Date.
 - 17.5 Following service of the Break Notice this Lease will terminate on the Break Date.
 - 17.6 Termination of this Lease on the Break Date does not affect any other right or remedy that either party may have in relation to any earlier breach of this Lease.

18 Re-entry and forfeiture

18.1 The Landlord may re-enter the Property (or any part of the Property in the name of the whole) at any time after any of the following occurs:

18.1.1 any breach of any condition or tenant covenant of this Lease;

18.1.2 an Act of Insolvency; or

18.1.3 the death of the Tenant.

18.2 If the Landlord re-enters the Property (or any part of the Property in the name of the whole) pursuant to this clause, this Lease shall immediately end. Any right or remedy of the Landlord in respect of any breach of the terms of this Lease by the Tenant will remain in force.

19 Entire agreement

19.1 This Lease constitutes the whole agreement between the parties and supersedes all previous discussions, correspondence, negotiations, arrangements, understandings and agreements between them relating to its subject matter.

20 Notices, consents and approvals

20.1 Except where this Lease specifically states that a notice need not be in writing, any notice given under or in connection with this Lease shall be:

20.1.1 in writing and for the purposes of this clause an email is not in writing; and

20.1.2 given by hand or by pre-paid first-class post or other next working day delivery service at the party's registered office address (if the party is a company) or (in any other case) at the party's principal place of business or residence.

20.2 If a notice complies with the criteria in clause 20.1, whether or not this Lease requires that notice to be in writing, it shall be deemed to have been received:

20.2.1 if delivered by hand, at the time the notice is left at the proper address; or

20.2.2 if sent by pre-paid first-class post or other next working day delivery service, on the second working day after posting.

20.3 This clause does not apply to the service of any proceedings or other documents in any legal action or, where applicable, any arbitration or other method of dispute resolution.

20.4 Section 196 of the Law of Property Act 1925 shall otherwise apply to notices given under this Lease.

20.5 Where the consent of the Landlord is required under this Lease, a consent shall only be valid if it is given by deed, unless:

20.5.1 it is given in writing and signed by the Landlord or a person duly authorised on its behalf; and

20.5.2 it expressly states that the Landlord waives the requirement for a deed in that particular case.

If a waiver is given, it shall not affect the requirement for a deed for any other consent.

20.6 Where the approval of the Landlord is required under this Lease, an approval shall only be valid if it is in writing and signed by or on behalf of the Landlord, unless:

20.6.1 the approval is being given in a case of emergency; or

20.6.2 this Lease expressly states that the approval need not be in writing.

20.7 If the Landlord gives a consent or approval under this Lease, the giving of that consent or approval shall not imply that any consent or approval required from a third party has been obtained, nor shall it obviate the need to obtain any consent or approval from a third party.

20.8 Nothing in this Lease shall prohibit individual residents and their guests of the Parish of Knapton from having a free and unrestricted right of entry to the Property during daylight hours and for recreational purposes without animals as they wish

20.9 The parties agree that a member of Knapton Parish Council should serve on the Mundesley and District Recreation Association committee and the Mundesley and District Recreation Association shall make provision in it's constitution to this effect.

21 Rights of third parties

21.1 A person who is not a party to this Lease shall not have any rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this Lease.

22 Governing law

22.1 This Lease and any dispute or claim arising out of or in connection with it or its subject matter or formation (including non-contractual disputes or claims) shall be governed by and construed in accordance with the law of England and Wales.

23 Jurisdiction

23.1 Each party irrevocably agrees that the courts of England and Wales shall have exclusive jurisdiction to settle any dispute or claim arising out of or in connection with this Lease or its subject matter or formation (including non-contractual disputes or claims).

24 Exclusion of sections 24 to 28 of the LTA 1954

24.1 The parties confirm that:

24.1.1 before the grant of this Lease the Landlord served on the Tenant a notice in the form set out in schedule 1 to the Regulatory Reform (Business Tenancies) (England and Wales) Order 2003 ("2003 Order");

24.1.2 the Tenant made a statutory declaration in the form set out in paragraph 8 of schedule 2 to the 2003 Order.

24.2 The Landlord and the Tenant agree pursuant to section 38A(1) Landlord and Tenant Act 1954 that sections 24 to 28 of the LTA 1954 are excluded in relation to the tenancy created by this Lease.

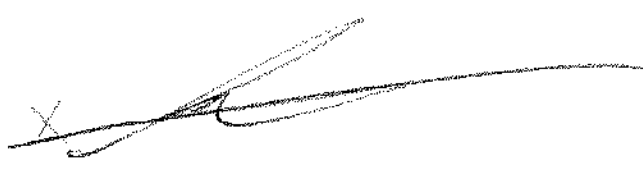
This Lease has been entered into on the date stated at the beginning of it.

Schedule 1

Tenant to comply with title matters (clause 5)

The stipulations and covenants affecting the freehold title to the Property as at the date of this Lease

Signed by Peter Neatherway
Chairman of Knapton Parish Council
pursuant to a resolution dated
2020

X  X

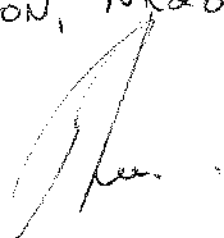
in the presence of:-

Witness signature: 

Name: G. NEATHERWAY

Address: 11 LAWN CLOSE, KNAPTON, NR28 0SD

Signed by Patrick Lee
Vice -Chairman of Knapton Parish Council
pursuant to a resolution dated
2020

X  X

in the presence of:-

Witness signature: 

Name: G. NEATHERWAY

Address: 11 LAWN CLOSE KNAPTON, NR28 0SD

Signed as a deed by and on behalf of
Mundesley and District Recreation Association
By Graham Quinton and Ceri Quinton being
two of the trustees of that body under an
authority conferred pursuant to Section 333
of the Charities Act 2011 in the presence of:-

Witness signature:

Name:

Address:



Knapton Parish Council

working for a better tomorrow

Denise Revell
Meadowcroft
40 Cromer Road
Mundesley
Norfolk
NR11 8DB

Telephone: 07900957888

Email: Parishclerk@knaptonvillage.org

16th September 2024

Dear Sir/Madam

Re: The Old School Playing Field, Off Hall Lane, Knapton, Norfolk

Knapton Parish Council would like to formally register a piece of land that they own, the land is known as the Old School Playing Field and is off Hall Lane, Knapton, Norfolk.

Extensive searches have been made but unfortunately the original Title Deeds and Conveyance have not been able to be located. We have also not been able to locate the minutes for the Parish Council prior to 1983, however I have enclosed copies of documents that have details of the Parish Council talking about or spending money maintaining the area.

The land is currently leased to an organisation called MADRA and this lease was drawn up by Hansells at North Walsham, the previous lease was drawn up by Wilkinson & Davies, copies of these are also attached,

I have enclosed with this letter:

Completed FR1 form.

1. Copy of the 1955 Conveyance Cargill to Knapton Parish Council
2. Accounts 1975 - Grass cutting Playing Field
3. Knapton Parish Council minutes 1985 mentioning lease of the Playing Field

4. Accounts 1975 - Grass cutting Playing Field
5. Accounts 1973 - Grass cutting Playing Field
6. Letter, 1981, to Mundesley Football Club agreement regarding Playing Field
7. Letter, 1983, to Mundesley Football Club mention of Playing Field and MADRA lease
8. Letter from Knapton Parish Council, 1983, to Barclays Bank release of Playing Field Deeds
9. Letter from Knapton Parish Council to Wilkinson & Davies, Playing Field, variation of lease
10. Knapton Parish Council, Charity number 303995 Knapton Parish Council. Mentions land sold to the Council in 1963
11. Knapton Playing Field Charity overview
12. Map of the Land known as the Old School Playing Field
13. Minutes 1994 Mentioning Landowners permission
14. Knapton Parish Council 1985 Lease to MADRA
15. Knapton Parish Council 2020 Lease to MADRA
Cheque for Payment - £30 Voluntary first registration of land

Kind regards

Denise Revell
Parish Clerk
Knapton Parish Council

Any parts of the form that are not typed should be completed in black ink and in block capitals.

You must lodge the documents of title with this application; these must be listed on Form DL.

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

HM Land Registry is unable to give legal advice, but you can find guidance on HM Land Registry applications (including our practice guides for conveyancers) at www.gov.uk/land-registry.

Conveyancer is a term used in this form. It is defined in rule 217A, Land Registration Rules 2003 and includes persons authorised under the Legal Services Act 2007 to provide reserved legal services relating to land registration and includes solicitors and licensed conveyancers.

For information on how HM Land Registry processes your personal information, see our [Personal Information Charter](#).

HM LAND REGISTRY USE ONLY
Record of fees paid

Particulars of under/over payments

Reference number
Fees debited £

Where there is more than one local authority serving an area, enter the one to which council tax or business rates are normally paid.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

On registering a rentcharge, profit a prendre in gross or franchise, insert a description, for example 'Rentcharge (or as appropriate) over 2 Acacia Avenue'.

Place 'X' in the appropriate box. Only use the third option where the property has an address and is fenced on the ground.

Only use the first option if the plan is attached to the FR1 form.

Enter reference, for example 'edged red'.

Enter nature and date of document.

Failure to complete this panel accurately is likely to result in the rejection of the application.

Place 'X' in the appropriate box.

1	Local authority serving the property: Knapton Parish Council
2	Property: Old School Playing field Knapton NR28
3	<p>The extent of the land to be registered can be clearly identified on the current edition of the Ordnance Survey map from</p> <p>X The attached plan and shown edged yellow</p> <p><input type="checkbox"/> the plan attached to the:</p> <p><input type="checkbox"/> the address shown in panel 2</p>
4	<p>The class of title applied for is</p> <p>x absolute freehold</p> <p><input type="checkbox"/> possessory freehold</p> <p><input type="checkbox"/> absolute leasehold</p> <p><input type="checkbox"/> good leasehold</p> <p><input type="checkbox"/> possessory leasehold</p>

To find out more about our fees visit www.gov.uk/government/collections/fees-land-registry-guides

Failure to enter the current market value of the land in this panel and/or to include a fee based on Scale 1 will result in a requisition being raised or rejection of the application.

Remember restrictions in deeds may apply to other deeds of lower priority in this list, unless you specify otherwise.

Place 'X' in the appropriate box.

The fee will be charged to the account specified in panel 7.

Provide the full name(s) of the person(s) applying for first registration. Where a conveyancer lodges the application, this must be the name(s) of the client(s), not the conveyancer.

If the application is based on adverse possession or lost deeds, you may add a telephone number and/or email address for the applicant that we can use for arranging any survey which may be needed.

Complete as appropriate where the applicant is a company. Also, for an overseas company, unless an arrangement with HM Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

Enter the overseas entity ID issued by Companies House for the applicant pursuant to the Economic Crime (Transparency and Enforcement) Act 2022. If the ID is not required, you may instead state 'not required'.

Further details on overseas entities can be found in [practice guide 78: overseas entities](#).

5	Application, priority and fees		
	Applications in priority order	Price paid/Value (£) 200	Fees paid (£)30
	First registration of the freehold/leasehold estate		
		Total fees (£)	
<p>Fee payment method</p> <p><input checked="" type="checkbox"/> cheque made payable to 'Land Registry'</p> <p><input type="checkbox"/> direct debit, under an agreement with Land Registry</p>			
6	<p>The applicant:</p> <p>Knapton Parish Council Meadow Croft 40 Cromer Road Mundesley NR11 8DB</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas entities</u> (a) Territory of incorporation or formation:</p> <p>(b) Overseas entity ID issued by Companies House, including any prefix:</p> <p>(c) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix:</p>		

This panel must always be completed.

A key number is only available to professional customers, such as solicitors.

If you are paying by direct debit, this will be the account charged.

This is the address to which we will normally send requisitions and return documents. However if you insert an email address, we will use this whenever possible.

We will only issue warning of cancellation letters to conveyancers if an email address is inserted.

Place 'X' in the appropriate box.

In this and panel 10, each proprietor may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an email address.

Where the applicant is more than one person, place 'X' in the appropriate box.

Complete as necessary.

The registrar will enter a Form A restriction in the register *unless*:

- an 'X' is placed:
 - in the first box, or
 - in the third box and the details of the trust or of the trust instrument show that the applicants are to hold the property on trust for themselves alone as joint tenants, *or*
- it is clear from completion of a form JO lodged with this application that the applicants are to hold the property on trust for themselves alone as joint tenants.

Please refer to Joint property ownership and practice guide 24: private trusts of land for further guidance. These are both available on the GOV.UK website.

7	This application is sent to Land Registry by	
	Key number (if applicable):	
	Name:	
	Address or UK DX box number:	
	Meadow Croft 40 Cromer Road Mundesley NR11 8DB	
	Email address: parishclerk@knaptonvillage.org	
	Reference:	
	Phone no:	Fax no:
8	The address(es) for service for each proprietor of the estate to be entered in the register is	
	x the address of the property (where this is a single postal address)	
	X the following address(es): Meadow Croft 40 Cromer Road Mundesley NR11 8DB	
9	Where the applicant is more than one person	
	<input type="checkbox"/> they hold the property on trust for themselves as joint tenants	
	<input type="checkbox"/> they hold the property on trust for themselves as tenants in common in equal shares	
	<input type="checkbox"/> they hold the property on trust:	

Where a charge has an MD reference we will ignore an address given in this panel unless the charge is in favour of a United Kingdom bank and neither the charge form nor any agreement we have with the lender specifies an address for service.

For permitted addresses see note to panel 8.

Complete as appropriate where the proprietor of the charge is a company. Also, for an overseas company, unless an arrangement with HM Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

If this statement applies (i) place 'X' in the box and (ii) enclose Form DI.

Rule 28 of the Land Registration Rules 2003 sets out the disclosable overriding interests that you must tell us about.

This panel must be completed for all applications for first registration regardless of whether you are relying on title documents or only on a statutory declaration or statement of truth. Failure to complete this panel is likely to result in the rejection of the application.

If you are lodging certified copy deeds only, have you remembered to include the separate certificate?

Place 'X' in the appropriate box.

If applicable complete the second statement with details of the interest(s); for interests disclosed only by searches do not include those shown on local land charge searches. Certify any interests disclosed by searches that do not affect the estate being registered.

If you do not place 'X' in the box we will assume that you have examined the applicant's title or are satisfied that it has been examined in the usual way.

10	<p>Name and address(es) for service for the proprietor of any charge to be entered in the register:</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix:</p>
11	<p>Disclosable overriding interests</p> <p><input type="checkbox"/> Disclosable overriding interests affect the estate.</p>
12	<p>Certificate</p> <p>The title is based on the title documents listed in Form DL which are all those under the control of the applicant.</p> <p>Details of rights, interests and claims affecting the estate (other than non-disclosable interests falling within rule 28(2) of the Land Registration Rules 2003) known to the applicant are, where applicable, disclosed in the title documents and Form DI if accompanying this application.</p> <p><input checked="" type="checkbox"/> The applicant knows of no other such rights, interests and claims. Only the applicant is in actual possession of the property or in receipt of the rent and profits from the property.</p> <p><input type="checkbox"/> The applicant knows only of the following additional such rights, interests and claims, including those of any person (other than the applicant) in actual possession of the property or in receipt of the rent and profits from the property:</p>
13	<p>Examination of title</p> <p><input type="checkbox"/> I have not fully examined the applicant's title to the estate, including any appurtenant rights, or satisfied myself/ourselves that it has been fully examined by a conveyancer in the usual way prior to this application.</p>
14	<p>Confirmation of identity</p> <p>When registering transfers, charges, leases and other dispositions of land, Land Registry relies on the steps that conveyancers take,</p>

Full details of the evidence of identity that is required can be found in [Practice Guide 67](#) and in [‘Completing the evidence of identity panels on forms AP1, FR1, and DS2’](#) both of which can be found on the GOV.UK website.

The requirement of registration is contained in section 4, Land Registration Act 2002. Further guidance is contained in Practice Guide 1.

Place ‘X’ in the appropriate box.

Conveyancer is defined in rule 217A, Land Registration Rules 2003 and includes persons authorised under the Legal Services Act 2007 to provide reserved legal services relating to land registration and includes solicitors and licensed conveyancers.

Place ‘X’ in the box in the second column if the person or firm who is sending the application to HM Land Registry represented that party in the transaction. Otherwise complete the details in the third column. If the party is not represented insert ‘none’ in the third column.

A separate box is provided, or can be added, for each party, as required by panel 15(1). That includes separate boxes for attorneys and donors where appropriate.

where appropriate, to verify the identity of their clients. These checks reduce the risk of property fraud.

Where a person was not represented by a conveyancer, Land Registry requires ‘evidence of identity’ in respect of that person, except where the first alternative in panel 15(2) applies.

‘Evidence of identity’ is evidence provided in accordance with any current direction made by the Chief Land Registrar under section 100(4) of the Land Registration Act 2002 for the purpose of confirming a person’s identity.

If this application is to register a transfer, lease or charge, dated on or after 10 November 2008 **and** the requirement of registration applies, complete one of the following

☐ I am a conveyancer, and I have completed panel 15

☐ I am not a conveyancer, and I have completed panel 16

15 Where the application is sent to Land Registry by a conveyancer

(1) Details of conveyancer acting

If you are sending an application to register a transfer, lease or charge, for each party to each disposition that is to be registered, state in the table below the details of the conveyancer (if any) who represented them.

Where a party is not represented by a conveyancer you must also complete (2) below.

Name of transferor, landlord, transferee, tenant, borrower or lender		Conveyancer’s name, address and reference
	<input type="checkbox"/>	Reference:
	<input type="checkbox"/>	Reference:
	<input type="checkbox"/>	Reference:
	<input type="checkbox"/>	Reference:

Place 'X' in the appropriate box(es).

Insert the name of each unrepresented transferor, landlord, transferee, tenant, borrower or lender for whom you give this confirmation.

Evidence of identity is defined in panel 14. Full details of the evidence of identity that is required can be found in Practice Guide 67 available on the GOV.UK website.

If the party is not represented insert 'none' in the second column.

A separate box is provided, or can be added, for each party, as required by panel 16(1). That includes separate boxes for attorneys and donors where appropriate.

	<input type="checkbox"/>	Reference:										
<p>(2) Evidence of identity</p> <p>Where any transferor, landlord, transferee, tenant, borrower or lender listed in (1) was not represented by a conveyancer</p> <p><input type="checkbox"/> I confirm that I am satisfied that sufficient steps have been taken to verify the identity of</p> <p>-----</p> <p>-----</p> <p>and that they are the transferor, landlord, transferee, tenant, borrower or lender listed in (1) (as appropriate)</p> <p><input type="checkbox"/> I enclose evidence of identity in respect of each unrepresented transferor, landlord, transferee, tenant, borrower or lender for whom I have not provided the confirmation above</p>												
16	<p>Where the application is sent to Land Registry by someone who is not a conveyancer</p> <p>If you are sending an application to register a transfer, lease or charge (ie a mortgage), for each party to each disposition that is to be registered, state in the table below the details of the conveyancer (if any) who represented them.</p> <p>You must also complete (2) below.</p> <table border="1"> <thead> <tr> <th>Name of transferor, landlord, transferee, tenant, borrower or lender</th> <th>Conveyancer's name, address and reference</th> </tr> </thead> <tbody> <tr> <td></td> <td>Reference:</td> </tr> <tr> <td></td> <td>Reference:</td> </tr> <tr> <td></td> <td>Reference:</td> </tr> <tr> <td></td> <td>Reference:</td> </tr> </tbody> </table>		Name of transferor, landlord, transferee, tenant, borrower or lender	Conveyancer's name, address and reference		Reference:		Reference:		Reference:		Reference:
Name of transferor, landlord, transferee, tenant, borrower or lender	Conveyancer's name, address and reference											
	Reference:											
	Reference:											
	Reference:											
	Reference:											

Place 'X' in the appropriate box(es).

Evidence of identity is defined in panel 14. Full details of the evidence of identity that is required can be found in 'Completing the evidence of identity panels on forms AP1, FR1, and DS2' available on the GOV.UK website.

If a conveyancer is acting for the applicant, that conveyancer must sign.

If you are lodging certified copy deeds only, have you remembered to include the separate certificate?

If no conveyancer is acting, the applicant (and if the applicant is more than one person then each of them) must sign.

WARNING

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

Reference:

(2) Evidence of identity

- ☐ for each applicant named in panel 6 is enclosed
- ☐ for each unrepresented transferor, landlord, transferee, tenant, borrower or lender listed in (1) is enclosed

17

Signature of conveyancer: _____

Date: _____

OR

Signature of applicant: _____

Date: _____

Denise Rowell (Clerk)
16/09/2024

15/9/55

DATED 15th September 1955.

40

T. CARGILL, ESQ.

- to -

PARISH COUNCIL OF KNAPTON

Conveyance

- of -

A piece of land situate at Knapton
in the County of Norfolk.



This Conveyance

is made the *fifteenth*

day of *September*



thousand nine hundred and fifty five B E T W E E N DAVID CARGILL of The
Grove Gillingham in the County of Norfolk Farmer (hereinafter called the
Vendor) of the one part and THE PARISH COUNCIL OF KNAPTON in the County of
Norfolk (hereinafter called the Council) of the other part.

W H E R E A S

1. The Vendor is seised in fee simple in possession of the property
hereinafter described free from incumbrances.
2. The Council being desirous of providing a recreation ground for the
said Parish have with the consent of a parish meeting held on the second day
of July One thousand nine hundred and fifty four signified by a resolution
passed at that meeting agreed with the Vendor to purchase the said property
for the purpose aforesaid under the powers conferred on it by the Local
Government Acts at the price of Two hundred pounds.

NOW THIS DEED WITNESSETH as follows:-

1. In pursuance of the said agreement and in consideration of the sum of
Two hundred pounds now paid by the Council to the Vendor (the receipt whereof
the Vendor hereby acknowledges) the Vendor as Beneficial Owner hereby conveys
unto the Council ALL THAT piece or parcel of land situate in the Parish of
Knpton in the County of Norfolk and having a frontage of thirty three feet
or thereabouts to the road known as Hall Lane and for the purpose of
identification only delineated on the plan drawn hereon and thereon coloured
pink As the same forms part of enclosure Number 155 on the Ordnance Survey
Map for the said Parish TO HOLD unto the Council in fee simple subject to the
observation and performance by the Council and its successors in title of the
covenants and conditions specified in the First Schedule hereto.
2. The Council (with intent to benefit and protect the adjoining property
of the Vendor) hereby covenants with the Vendor that the Council and its
successors in title will duly observe and perform the said covenants and
conditions.
3. The Vendor hereby acknowledges the right of the Council to production
and delivery of copies of the Documents specified in the Second Schedule hereto
and undertakes for the safe custody thereof.
4. IT IS HEREBY CERTIFIED that the transaction hereby effected does not
form part of a larger transaction or of a series of transactions in respect of
which the amount or value or the aggregate amount or value of the consideration
exceeds Five hundred pounds.

IN WITNESS whereof the Vendor has hereunto set his hand and seal and

Jack Leeder of Stone Cottages Knapton aforesaid
and Herbert Sidney Hicks of Goodrest Knapton aforesaid

two members of the said Parish Council have for and on behalf of the said
Parish Council set their hands and seals the day and year before written

THE FIRST SCHEDULE above referred to

1. The Council shall not assign let or part with possession of the property hereby conveyed
2. The said property shall be used for the purpose of playing fields only and shall not at any time be used for grazing purposes
3. No building shall be erected thereon other than a pavilion required for such purpose
4. No organised games shall be permitted thereon on Sundays
5. The Council shall erect and for ever after maintain on the Southern and Western boundaries of the land a boundary fence not less than five feet in height and made of chain-link fencing provided that such fence shall be surmounted by one strand of barbed wire one foot above the top of the fence
6. The Council shall not have beneficial occupation of the property but shall allow the enjoyment thereof by the public as a place of recreation under proper control and regulation and for no other purpose The Council will not allow the erection of any nuisance on the said property nor allow the throwing of bottles or other objectionable material from the said property on to the adjoining land of the Vendor
7. The Council will take all reasonable precautions (including so far as practicable the erection of netting) in order to prevent as far as possible the throwing of balls and other objects from the property hereby conveyed on to the adjoining land of the Vendor And will also use their best endeavours to prevent trespassing on such adjoining land

THE SECOND SCHEDULE above referred to

5th. January 1948

CONVEYANCE

1. W. A. Keirnan
2. Alfred Fletcher James
3. The Vendor

SIGNED SEALED AND DELIVERED by)
the said DAVID CARGILL in the)
presence of:--)

D. Cargill

Herbert Hicks
Solomon
Amos

SIGNED SEaled AND DELIVERED by }
the said JACK LEEDER
in the presence of:-

Signature of Kim M. Johnson
Knapton School House
Knapton North Walsham.
Knapton Head Teacher

J. A. Leeder

SIGNED SEaled AND DELIVERED by }
the said HERBERT SIDNEY HICKS
in the presence of:-

Signature of
Farmer
Knapton North Walsham
Poultry Farmer.

H. Hicks

