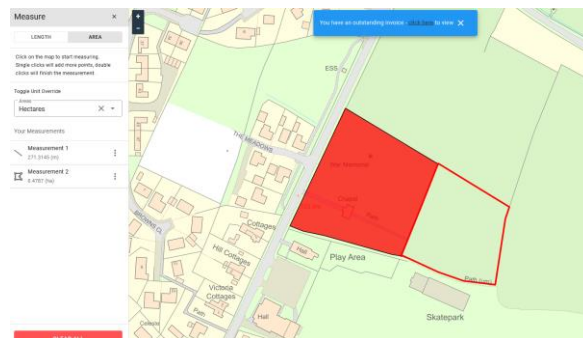


Parish Lands

The Parish Council considered a report (**WPC.20.07.07**) on Parish Lands at its meeting on 30th July 2020 (**Min.20.07.21 refers**). A summary of progress on the actions agreed at that meeting is set out below:

Action	Update
1. Update the registered address on each Title with HM Land Registry to ensure that any future notices served by them are sent to the correct address.	In progress
2. Check with Havebury Housing Association and Suffolk County Council to establish the ownership of the remainder of the fenced off land which comprises the Bury Road Pocket Park	Enquiry sent, awaiting response.
3. Check with West Suffolk Council to establish ownership of Wickhambrook Cemetery and consider if it is possible, and if so, whether to apply to register Title of the land with HM Land Registry.	Checked with SALC who have confirmed that it is possible to register the land.
4. Make a diary note for October 2021 to consider budgeting for the cost of re-negotiating the lease and subsequent registration.	Completed
5. Check with Suffolk County Council (when their records are accessible again) to establish whether the land know as Six Acres is registered as common land. If the land is registered as common land, consider whether to apply to register Qualified Title of the land with HM Land Registry.	Not currently possible to book an appointment to view records.

Subsequent to this, the Estates Committee asked the clerk to approach the owner of the land immediately to the east of the cemetery to establish whether they would be interested in selling a parcel of land (approximately half a hectare) to the Parish Council for the purposes of making long term additional provision for grave spaces in the cemetery.



Plan A

The clerk has met with the landowner, who has indicated that whilst they would be interested in selling that portion of land outlined in red above, dividing the land would have the effect of limiting the use to which the remainder of the land could be put, particularly for agricultural purposes. The land owner has asked whether the Parish Council would be interested in a purchase of all the land (1.22ha) as indicated below.



Plan B

Farmers Weekly website (<https://www.fwi.co.uk/business/markets-and-trends/land-markets/find-out-average-farmland-prices-where-you-live>) gives the following average farmland prices for Suffolk (1.22 ha = 3.01 acre)

Quality	Arable	Pasture
Prime	£9,000	£6,900
Average	£8,625	£6,200
Poor	£8,250	£5,500

An estimate based on average quality arable land (which is what it currently used for) is in the region of £25,961. A valuation by a chartered surveyor would be required and quotes received for valuations are summarised below:

Surveyor	Basic Report	Red Book Report
Clarke & Simpson	£	
Lacy Scott and Knight	£325 plus VAT	£650 plus VAT
John Casson		

In addition to the cost of purchasing any land, the parish council would also need to make provision for solicitors fees, the cost of land registration etc.

Action:

The parish council is asked if it would wish to further investigate the purchase of additional land to the rear of Wickhambrook Cemetery for the purpose of increasing the available grave spaces in the long term.

If the parish council does wish to further investigate the purchase of additional land

Recommendation

To authorise the cost of valuation of the land identified at Plans A & B, at a cost of not more than £650 plus VAT.