

## CRANBROOK LIMITED

### RELEASES OF PROPERTIES FROM THE RENTCHARGE DEED

Responsibility for the maintenance of open space areas at Cranbrook passed from Cranbrook Limited to Cranbrook Town Council on 31 March 2018, The costs of maintenance are now paid by owners through the Town Council precept.

The liability to pay maintenance costs to Cranbrook Limited is secured by a rentcharge deed. Notice of this deed is registered upon each owner's title.

Provided that there are no outstanding service charge payments in respect of a property, Cranbrook Limited has instructed Clarke Willmott LLP, upon request from the owner of that property or his solicitors, to issue a deed of release ("the Release") from the Rentcharge Deed. The owner or the owner's solicitor may then make application to remove the Notice from the owner's title. That can either be done at this stage or later when the property is sold.

There is also a restriction on the title to each property. It is not possible to remove the Restriction as it will still be necessary on sale of each property for property owners to comply with the E.ON deed.

However, once payments due have been paid, the Restriction will in future only applies to the E.ON deed of covenant. A conveyancer acting for a purchaser of a property following the completion of the Release will be able to certify to the Land Registry that the part(s) of the restriction(s) on the title to that property relating to the Rentcharge Deed have been complied with **provided that** no notices relating to the Rentcharge Deed appear on the title.

Should you require a Release, please complete the attached form and send it to Clarke Willmott.

Please note that Clarke Willmott LLP's instructions are limited to acting for Cranbrook Limited to receive arrears of charges and to issue Releases. It will be necessary for fees to be levied for responding to queries either from Owners or their solicitors.

Clarke Willmott LLP  
22 May 2019