

Mr I. White

[REDACTED]
SOLICITORS
COMMISSIONERS FOR OATHS

TELEPHONE
[REDACTED]

[REDACTED]
NEWCASTLE UPON TYNE
NE2 2DW

[Handwritten initials]

[REDACTED]



YOUR REF.
OUR REF. H/PM/H

30th October, 1978

Dear Sir,

MR. & MRS. [REDACTED], 28, GROSVENOR AVENUE, JESMOND.

We act for Mr. & Mrs. [REDACTED] who are the owners of the above property. We attach copies of a Licence and plan dated 8th August 1940 made between the City of Newcastle and John Peat who was formerly the owner of number 30, Grosvenor Avenue. Mr. & Mrs. [REDACTED] would be interested in entering into a similar licence regarding this piece of land although paragraph 3 would obviously require some amendment!

If the Council are prepared to grant a licence on similar terms Mr. [REDACTED] will be prepared to accept the land in its present state which is somewhat neglected.

We look forward to receiving your comments in due course and, if you agreeable in principle to the proposal, we will be please to submit a draft licence for approval.

Yours faithfully

[REDACTED]

Take a look at this on site, and if there are no snags then start negotiations.
[Signature]

City Estate & Property Surveyor,
Civic Centre,
Newcastle upon Tyne, ~~NE1 8PP~~ NE99 2BM.
~~XXXXXX~~

ALSO AT [REDACTED] NEWCASTLE UPON TYNE NE1 7PB

M/IJW

415

17th November 1978

Dear Sirs,

Mr & Mrs [REDACTED]
28 Grosvenor Avenue Jesmond
Application for Licence over adjacent Land

I refer to your letter dated 30th October 1978 concerning the above and would inform you that I am prepared to grant your clients a Licence over the land delineated in red on the enclosed copy plan, on the following terms and conditions:-

1. The Licence to commence from a date yet to be agreed and to be terminable by one month's notice in writing by either party from any date.
2. The consideration for the grant of such Licence to be £5 (five pounds) per annum, exclusive of rates, payable by one annual payment at the commencement of the Licence and on the same day in each subsequent year.
3. The Licencee to indemnify the City Council against all claims arising out of the granting of this licence.
4. The Licencee to allow the City Council, their servants or agents access to the land, whenever demanded, and in no way does the Licence hereby granted convey exclusive occupation of the site.
5. The Licencee may take down at his own expense and store in a suitable place at his own risk and expense, the fence now standing on the east side of the said piece of land and at the termination of the Licence re-erect the fence in its former position.
6. The land to be used solely as a domestic flower garden only and for no other purpose whatsoever. In particular the Licencee must not erect or permit to be erected any building or structure on the land.

I should be pleased if you would confirm in writing that the above is acceptable to your clients and would suggest that the matter rest on that exchange of correspondence. Perhaps in your reply you could indicate from what date your clients wish the Licence to commence.

Yours faithfully,

[REDACTED]
City Estate and Property Surveyor

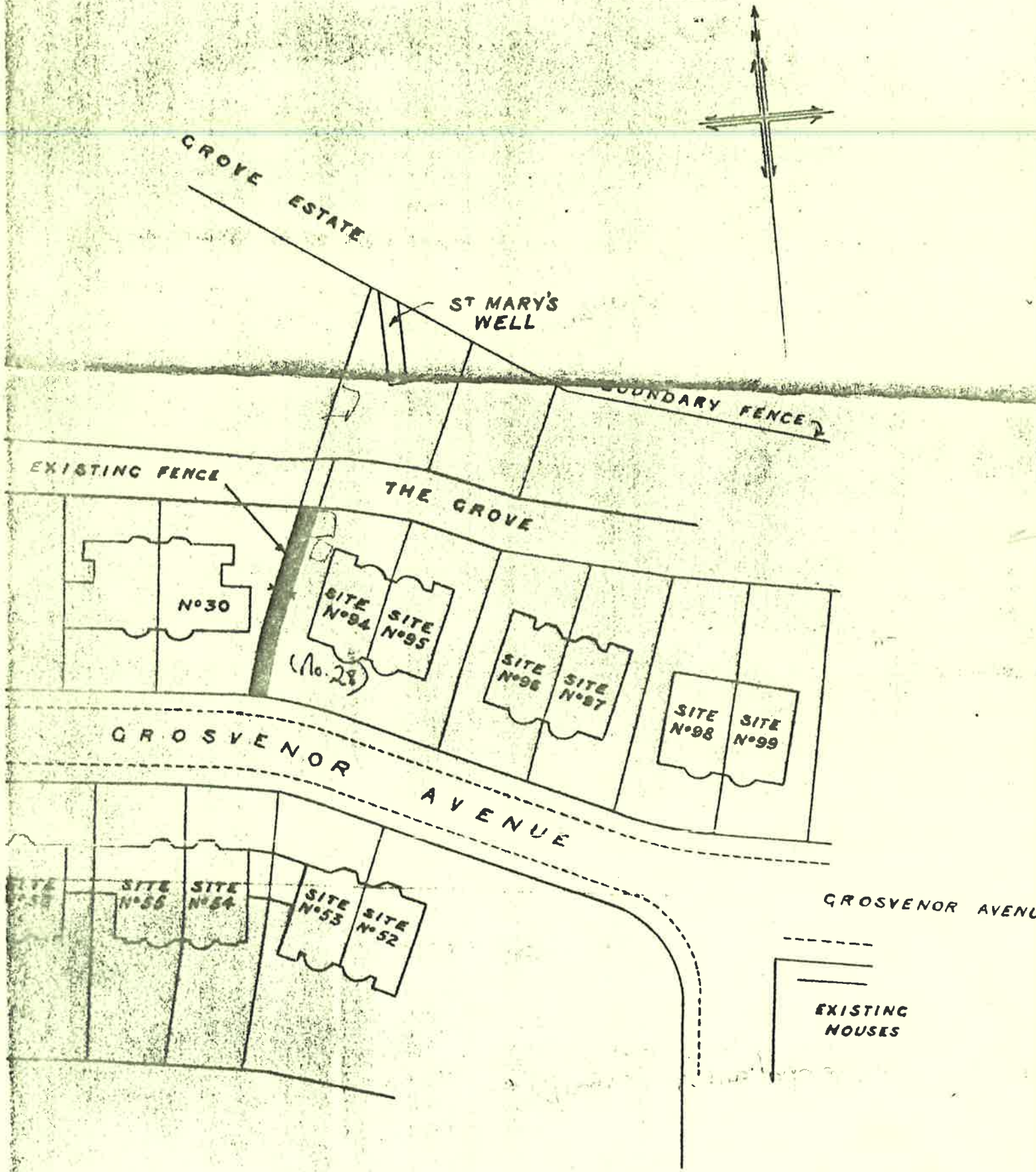
[REDACTED]
Newcastle upon Tyne.

NE2 2DN

J8

RK

PLAN REFERRED TO



M. I. White

da Hayward
287

[Redacted]

SOLICITORS
COMMISSIONERS FOR OATHS

TELEPHONE
NEWCASTLE 0153 [Redacted]

[Redacted]
NEWCASTLE UPON TYNE
NE2 2DW

[Redacted]

YOUR REF. M/IJW

OUR REF. H/PM/H

24th November, 1978

Dear Sir,

MR. & MRS. [Redacted], 28, GROSVENOR AVENUE, JESMOND -
APPLICATION FOR LICENCE OVER ADJACENT LAND

We thank you for your letter of 17th November and are pleased to note the contents. We have only one small query in that paragraph 2 of your letter states that the consideration for the licence is to be £5.00 per annum exclusive of rates. Could you please advise us whether it is the intention of the Council to take steps to have the rateable value of the property increased, and, if so, by how much.

We look forward to hearing from you in due course and are obliged to you for your assistance.

Yours faithfully,

[Redacted signature]

15 Jan 79

The City Estate & Property Surveyor,
Civic Centre,
Newcastle upon Tyne,
NE1 8PP



ALSO AT [Redacted] NEWCASTLE UPON TYNE NE1 7PB

Mr. Admerson

[REDACTED]

SOLICITORS
COMMISSIONERS FOR OATHS

TELEPHONE

[REDACTED]

[REDACTED]

NEWCASTLE UPON TYNE

NE2 2DW

[REDACTED]

YOUR REF. M/IJW

OUR REF. H/PM/H

7th December, 1978

Dear Sirs,

MR. & MRS. [REDACTED] - 28, GROSVENOR AVEUNE, JESMOND
APPLICATION FOR LICENCE OVER ADJACENT LAND

Further to our telephone conversation with Mr. White we confirm that our clients wish to take a licence on the terms set out in your letter of 17th November and that this should commence from 1st January 1979. We are content that the matter rest on the exchange of correspondence.

We are very much obliged to you for your assistance.

Yours faithfully,

[REDACTED]

The City Estate & Property Surveyor,
Civic Centre,
Newcastle upon Tyne,
NE99 2BM



ALSO AT [REDACTED] NEWCASTLE UPON TYNE NE1 7PB

TELEGRAPHIC & CABLE ADDRESS: TRANSCRIPT, HOLB, LONDON.

TELEPHONE: [REDACTED]

15 SEP 1980

[REDACTED]

SOLICITORS
COMMISSIONERS FOR OATHS.

[REDACTED]

Actium

[REDACTED]

LONDON, WCIV 7QW

MGC/KK/Richardson

1th September 1980

The City of Newcastle-Upon-Tyne,
Civic Centre,
Barras Bridge,
Newcastle-Upon-Tyne

Dear Sirs,

28 Grosvenor Avenue, Jesmond
Licence over Adjoining Land

We act for Dr. Richardson who is proposing to purchase the above property from Mr. and Mrs. [REDACTED]. We understand that in November 1978 you granted a Licence Mr. and Mrs. [REDACTED] to use a strip of land forming a grarden and our client would like to take over this Licence or be granted a fresh one and perhaps you will confirm that you are agreeable to this and let us know what else you require.

Yours faithfully,

[REDACTED]

15 SEP 1980	
BY D.O.A.	
[REDACTED]	

ESTATE & PROPERTY	
Rec'd	16 SEP 1980
Section	Management
Action	pw.
File	

Strip of land between

ADDRESSES N°28 and N°30 Grosvenor Av.

Jesmond

VALUED BY Paul J. Williamson

ON 19/9/80

SITE AREA 35 m²

Plan Ref.	DESCRIPTION	RENTAL VALUATION		
		Area (State if Int./Ext.) @	Rental Value	
			Sub-Total	Total
	<p>A small rectangular plot of garden land to the west of N°28, currently held on licence at annual fee of £10 per ann £5 per annum exclusive, in favour of Mr. & Mrs. [REDACTED] the owner occupier of the aforementioned property (N°28).</p> <p>Request the Panel approve the granting of a 99 year lease on the payment of a premium of £100 subject to an annual rent of one peppercorn.</p> <p><u>Comparison</u></p> <p>Land to the west of N°2 Salters Court Gosforth. (Garden land) 85sq. yards - £100 premium subject to peppercorn rent <u>February 1980</u></p>			

CITY OF NEWCASTLE UPON TYNE

M

847

ESTATE AND PROPERTY DEPARTMENT

VALUATION PANEL MEETING (date) 26 - 9 - 80

CASE Land at 30 Grosvenor Avenue

FILE NO 8946

SUM APPROVED £100 - £150

APPROVED/~~DEFERRED~~/~~REJECTED~~

COMMENTS

Suggest Freehold disposal would be more appropriate in this case, + City Council costs in the transaction.

Initialled *J sa*

M/PDW/8946

5543

MGC/KK/Richardson

SUBJECT TO CONTRACT

6th October 1980

Dear Sirs,

28 Grosvenor Avenue, Jesmond - Adjoining Land

Further to your letter of 11th September 1980 and subsequent telephone conversation between Mr. [REDACTED] and my assistant, Mr. Williamson, please be advised that although the Council does not normally dispose of freehold interests, in certain circumstances I am prepared to recommend this as the best solution. This may well apply in this case and perhaps you would indicate your clients views in this regard.

Yours faithfully,



City Estate and Property Surveyor.

[REDACTED]

Solicitors,

[REDACTED]

London.

WC1V 7QW

AVC



RMG

TELEGRAPHIC & CABLE ADDRESS: TRANSCRIPT, HOLB, LONDON.

TELEPHONE: [REDACTED]

[REDACTED]

SOLICITORS
COMMISSIONERS FOR OATHS

[REDACTED]

[REDACTED]

LONDON, WC1V 7QW

MGC/KK/Richardson
M/PDW/8946

13th October 1980

L. Humphries Esq., FRICS., FRVA.,
City of Newcastle upon Tyne,
Givic Centre,
Newcastle Upon Tyne

Dear Sirs,

28 Grosvenor Avenue, Jesmond
Adjoining Land

We thank you for your letter of the 6th October which was received today and confirm that our client wishes to purchase the freehold. Perhaps you will let us have draft papers as quickly as possible.

Yours faithfully,

[REDACTED]

ESTATE & PROPERTY	
Rec'd	AM 14 OCT 1980
Section	Management
Action	PDW
File	

M/PDW/8946

5543

MGC/KK/Richardson

SUBJECT TO CONTRACT

19th November, 1980

Dear Sirs,

28 Grosvenor Avenue, Jesmond - Adjoining Land.

Further to recent correspondence and the telephone conversation between yourself and my assistant, Mr. Williamson, I would advise you that I am prepared to recommend to the relevant Committees the disposal of the freehold interest in the 35 square metres or thereabouts of land shown edged red on the attached plan, which currently forms part of the site of the above property. The terms and conditions relating to the sale shall be as follows:-

1. The purchase price to be £150 (one hundred and fifty pounds).
2. The purchaser to covenant not to use the land for any other purpose than as a domestic flower garden.
3. The subject land shall be purchased in its existing condition with the benefit of vacant possession.
4. The purchaser shall, at his own expense, be responsible for the maintenance and repair of the boundary fencing standing on the said piece of land.
5. This 'offer' is valid for a period of two calendar months only from the date of this letter.
6. The above terms and conditions shall be subject to the approval of the relevant Committees.
7. The conveyance of the property shall in the form prescribed above by and prepared by the Director of Administration embodying the above and any other appropriate terms that the Director of Administration may deem necessary and the purchaser will be responsible for the Council's legal costs thereon.

I should be pleased if you would confirm in writing that the above is acceptable to your clients.

Yours faithfully,



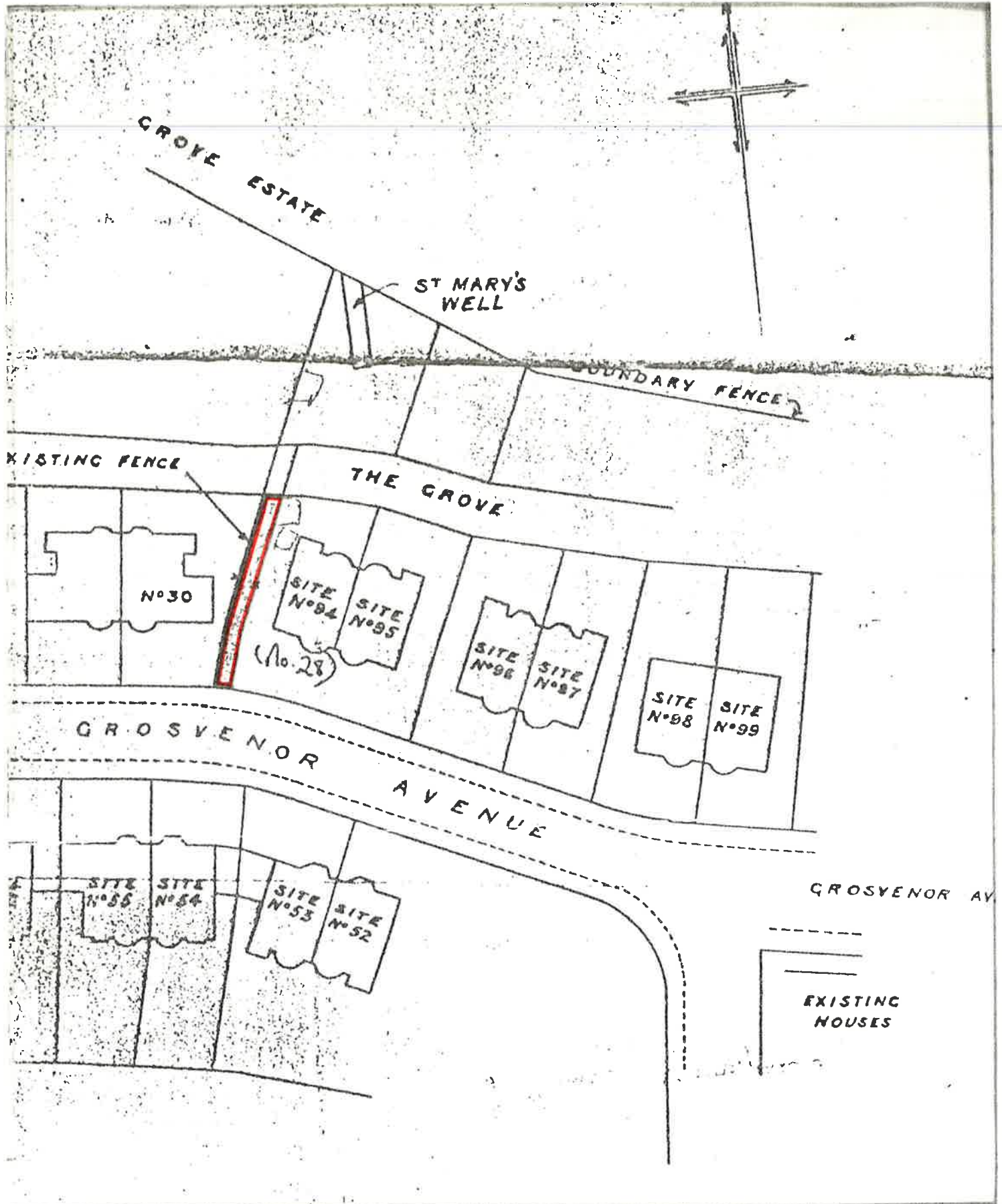
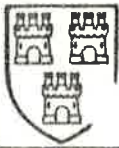
City Estate and Property Surveyor

[REDACTED]
Solicitors,

[REDACTED]
London.
WCLV 7QW



1/K



PDW

DRAFT REPORT OF THE CITY ESTATE AND PROPERTY SURVEYOR
TO THE LAND AND PROPERTY COMMITTEE

LAND ADJOINING No. 28 GROSVENOR AVENUE, JESMOND
PROPOSED SALE OF FREEHOLD INTEREST

The prospective purchaser of No. 28 Grosvenor Avenue, Jesmond, wishes to acquire the freehold interest in the 35 square metres or thereabouts of land, which currently forms part of the site of the above property.

The subject land is currently held on licence from the City Council, the Licensee paying an annual acknowledgement of £5 per annum. Terms have been provisionally agreed to dispose of the freehold interest of the said area of land, subject to a purchase price of £150.

The Committee is recommended to approve the terms negotiated and to authorise the necessary documentation, subject to the comments of the Arts and Recreation Committee.

M/PDW/8946

24th November, 1980.

KG

[REDACTED]

SOLICITORS
COMMISSIONERS FOR OATHS

[REDACTED]

[REDACTED]

LONDON, WC1V 7QW

MGC/KK/Richardson
M/PDW/8946

26th November 1980

L. Humphries Esq., FRICS., FRCA.,
City of Newcastle Upon Tyne,
Civic Centre,
Newcastle Upon Tyne

Dear Sirs,

28 Grosvenor Avenue Jesmond
Adjoining Land

We thank you for your letter of the 19th November and confirm our client agrees the terms set out in your letter. We should be grateful if we could now have the Conveyance for approval and appropriate details of the Title.

Yours faithfully

[REDACTED]

ESTATE & PROPERTY	
DATE	27 NOV 1980
BY	Management
INITIALS	PDW

REPORT OF THE CITY ESTATE AND PROPERTY SURVEYOR
TO THE
LAND AND PROPERTY COMMITTEE

8 DEC 1980

17. LAND ADJOINING NO. 28 GROSVENOR AVENUE, JESMOND
PROPOSED SALE OF FREEHOLD INTEREST

A strip of land adjoining no. 28 Grosvenor Avenue, Jesmond extending to an area of 42 square yards (35 m²) or thereabouts, hatched on the plan herewith, in the ownership of the City Council, forms part of the site of No. 28 Grosvenor Avenue and is currently occupied by way of a licence at an annual acknowledgement of £5 exclusive.

The prospective purchaser of No. 28 Grosvenor Avenue has submitted application to purchase the subject land and in this respect terms have been provisionally agreed for the sale of the freehold interest in the sum of £150, the purchaser to bear the City Council's costs, with a restrictive covenant that the land be used for Garden purposes only.

The Committee is recommended, subject to any observations of the Arts and Recreation Committee, to approve the terms negotiated for the disposal of the land.

Approved 8/12/80

Referred to Arts & Rec Cttee
13/1/81 - No observations

EJM

Director of Administration
City Estate and Property Surveyor
See Below

30th January, 1981
M/PDW/8946

Land adjoining 28 Grosvenor Avenue, Jesmond.
Freehold Disposal.

I enclose herewith my copy letter dated 19th November, 1980 in respect of the above matter, containing the agreed terms and conditions of the disposal.

These agreed terms and conditions have been approved by the Land and Property Committee at its meeting held on 8th December, 1980 and were ratified by Arts and Recreation Committee at its meeting dated 13th January, 1981.

I should be obliged if you would now prepare a draft conveyance for the approval of the purchaser's solicitors, [REDACTED] [REDACTED] [REDACTED] London. W1V 7QW.

(Plans to follow)

BMH.

8

8

M/PDW/8946.

5543.

MGC/KK/Richardson.

SUBJECT TO CONTRACT

30th January 1981.

Dear Sirs,

28 Grosvenor Avenue, Jesmond,
Adjoining Land.

Further to your letter dated 26th November 1980, in respect of the above matter, please be advised that the relevant Committees have now approved the agreed terms and conditions for the proposed disposal, as contained in my letter dated 19th November 1980.

I have today requested that the Director of Administration prepare a draft conveyance for your approval in the near future.

Yours faithfully,

City Estate and Property Surveyor.

[REDACTED]
Solicitors,

[REDACTED]
London.
WC1V 7QW.

JR.

Sc

Appendix W - Council minutes and correspondence 1978-81 Lease and sale of land between 28 and 30 Grosvenor Av

Source: all City Library, Newcastle

AGENDA ITEM NO. 4

CITY OF NEWCASTLE UPON TYNE
LAND AND PROPERTY COMMITTEE
8TH DECEMBER, 1980
REPORT OF THE CITY ESTATE AND PROPERTY SURVEYOR
INDEX OF REPORTS

<u>Item No.</u>	<u>Subject of Report</u>
1.	Terms for acquisition of properties and other items of compensation payable under various C.P.O's or Proposed C.P.O's.
2.	Terms for sale of freehold interests under the provisions of the Leasehold Reform Act 1967.
3.	City Markets, Christmas and New Year Closing Hours.
4.	No. 1 St. Thomas Street - terms of lease of shop premises to A. Lewis and Co. (Westminster) Limited.
5.	Nos. 25/27/29 Elswick Road - terms of lease of shop premises to B. McShane Esq.
6.	No. 17 Newbiggin Hall Shopping Centre - terms of lease of shop premises to J.W. Cameron and Co. Limited.
7.	Nos. 12 and 16 Manor Grove, Newburn - terms of lease of shop and residential premises to J. Singh Esq.
8.	No. 1 Broomyhill Road, Throckley - terms of lease of shop premises to G. Lee Esq.
9.	Brunswick Industrial Estate Unit No. 10 - terms of lease to R.E. Lane (Bar Equipment) Limited.
10.	Builders Yard and Workshops, Broadmead Way, Benwell (a) appropriation to general purposes, (b) terms of lease to Lister Hobson Limited.
11.	Central Library, New Bridge Street, ground floor accommodation - surrender of lease by Northern Arts.
12.	Land - Bells Close Industrial Estate - terms of lease to Northern Gas Board.
13.	Land - Conyers Road, Byker - terms of lease to Trustees of Diocese of Hexham and Newcastle.
14.	Land - Rhodes Street/Titan Road, Walker Estate - terms of easement to T.A. and V.R.A.
15.	Former Stanley Millers Yards, Foundry Lane, Ouseburn - appropriation to General Purposes.
16.	Hutton Roof School, Cumbria - terms of lease from Carlisle Diocese Board of Finance.
17.	Land adjoining No. 28 Grosvenor Gardens, Jesmond - proposed sale of freehold interest.
18.	Estate and Property Department monthly overtime report.

Above – Land and Property Committee, index of reports, 08 December 1980

17. LAND ADJOINING NO. 28 GROSVENOR AVENUE, JESMOND
PROPOSED SALE OF FREEHOLD INTEREST

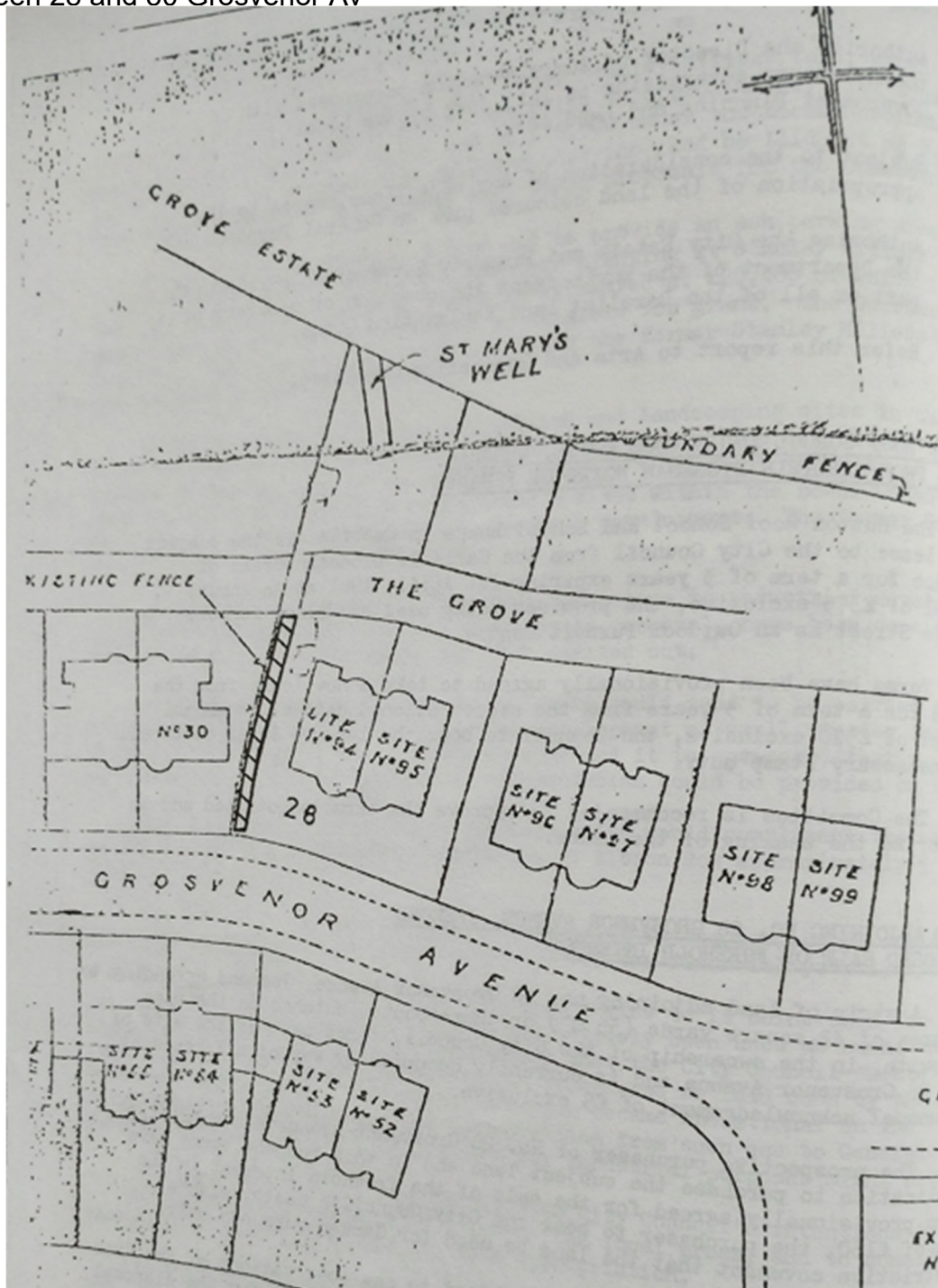
A strip of land adjoining no. 28 Grosvenor Avenue, Jesmond extending to an area of 42 square yards (35 m²) or thereabouts, hatched on the plan herewith, in the ownership of the City Council, forms part of the site of No. 28 Grosvenor Avenue and is currently occupied by way of a licence at an annual acknowledgement of £5 exclusive.

The prospective purchaser of No. 28 Grosvenor Avenue has submitted application to purchase the subject land and in this respect terms have been provisionally agreed for the sale of the freehold interest in the sum of £150, the purchaser to bear the City Council's costs, with a restrictive covenant that the land be used for Garden purposes only.

The Committee is recommended, subject to any observations of the Arts and Recreation Committee, to approve the terms negotiated for the disposal of the land.

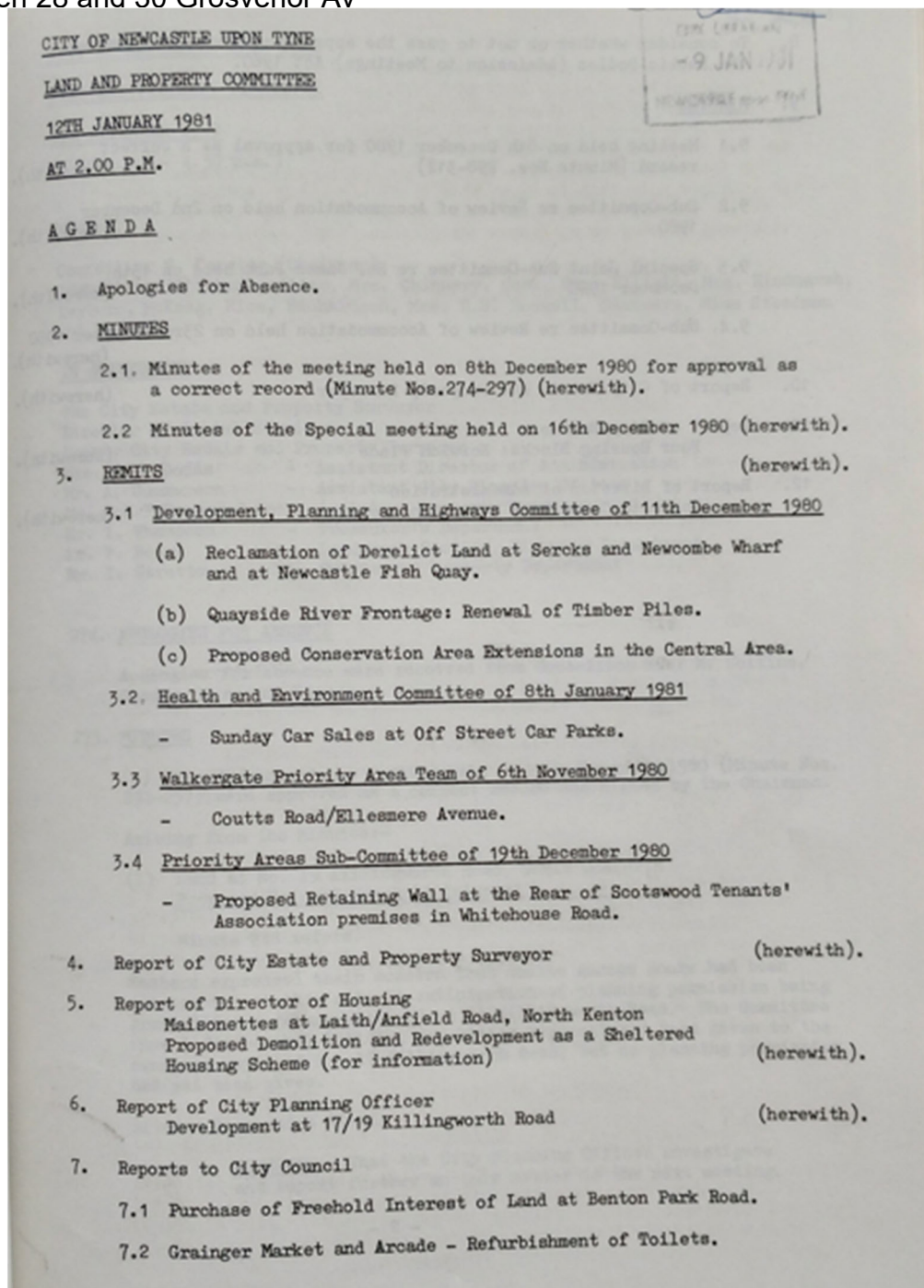
Above – extract from the report of the City Estate and Property Surveyor, 08 December 1980

Appendix W - Council minutes and correspondence 1978-81 Lease and sale of land between 28 and 30 Grosvenor Av

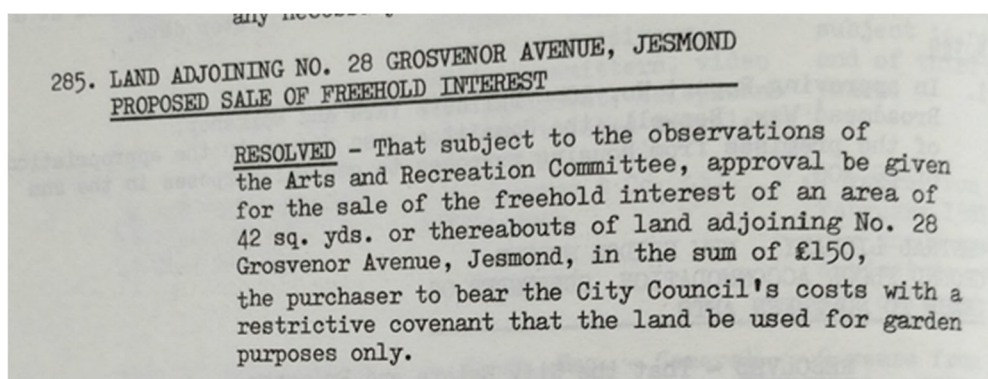


Above – extract of plan accompanying the report of the City Estate and Property Surveyor, 08 December 1980

Appendix W - Council minutes and correspondence 1978-81 Lease and sale of land between 28 and 30 Grosvenor Av

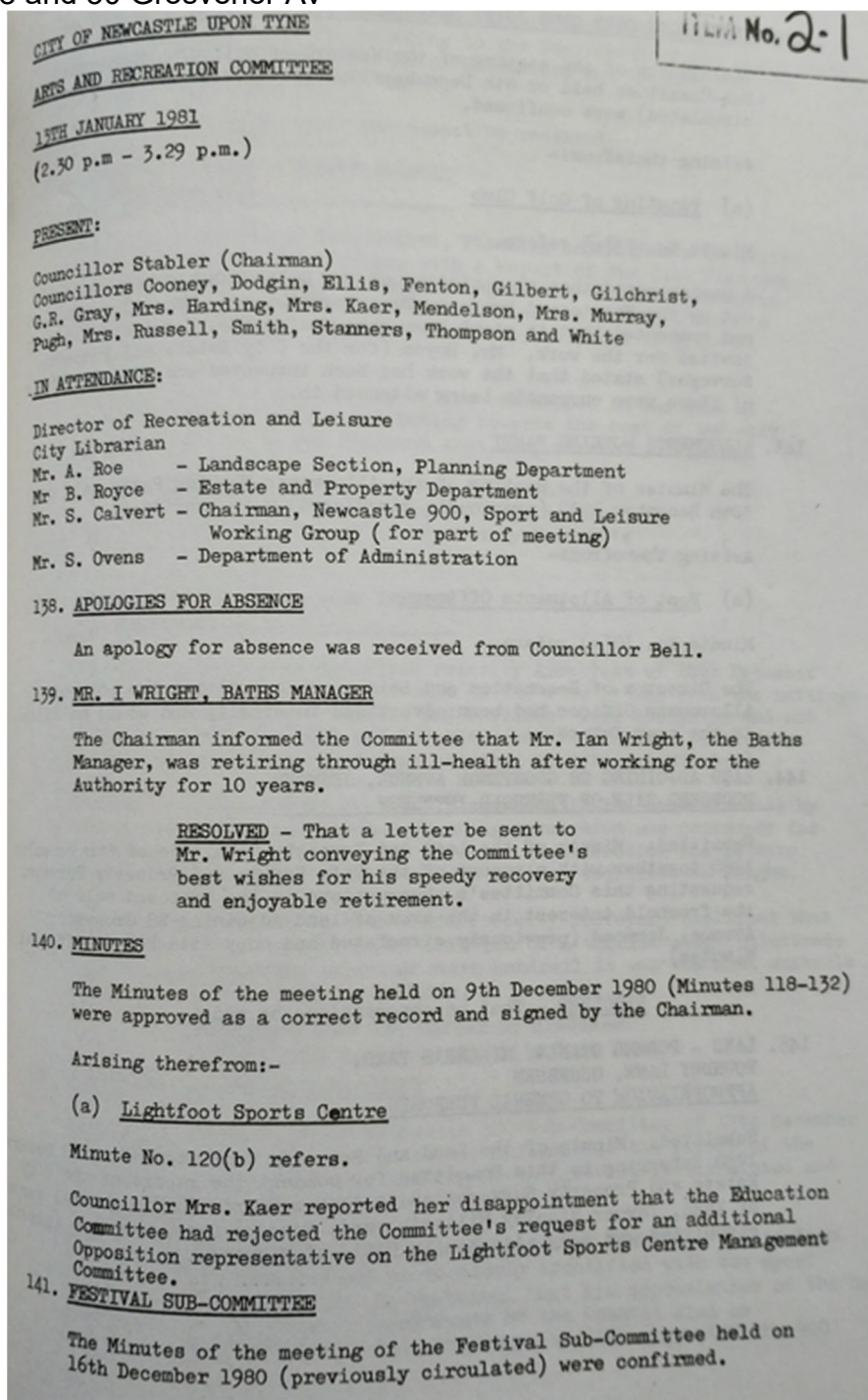


Above – agenda for Land and Property Committee of 12 January 1981 with minutes of 08 December 1980 meeting for approval

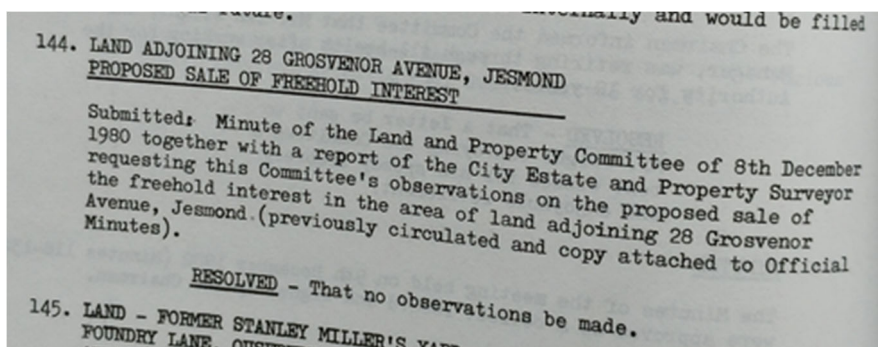


Above – minute no.285 from meeting held on 08 December 1981, concerning proposed sale on land adjoining 28 Grosvenor Avenue.

Appendix W - Council minutes and correspondence 1978-81 Lease and sale of land between 28 and 30 Grosvenor Av




Above – page 1 of minutes of Arts and Recreation Committee of 13 January 1981



Above – extract from page 2 of minutes of Arts and Recreation Committee of 13 January 1981

Appendix W - Council minutes and correspondence 1978-81 Lease and sale of land between 28 and 30 Grosvenor Av

 City of Newcastle upon Tyne
ARTS & RECREATION COMMITTEE

13TH JANUARY 1981

3.1

LAND ADJOINING NO. 28 GROSVENOR AVENUE, JESMOND
PROPOSED SALE OF FREEHOLD INTEREST.

Report by: CITY ESTATE AND PROPERTY SURVEYOR

Ward Implications: JESMOND

EXTRACT FROM MINUTES OF LAND AND PROPERTY COMMITTEE
OF 8TH DECEMBER 1980

RESOLVED - That subject to the observations of the Arts and Recreation Committee, approval be given for the sale of the freehold interest of an area of 42 sq. yds. or thereabouts of land adjoining No. 28 Grosvenor Avenue, Jesmond, in the sum of £150, the purchaser to bear the City Council's costs with a restrictive covenant that the land be used for garden purposes only.

(Report Attached)

Above – Report by City Estate and Property Surveyor presented to Arts and Recreation Committee, 13 January 1981

LAND ADJOINING NO. 28 GROSVENOR AVENUE, JESMOND
PROPOSED SALE OF FREEHOLD INTEREST

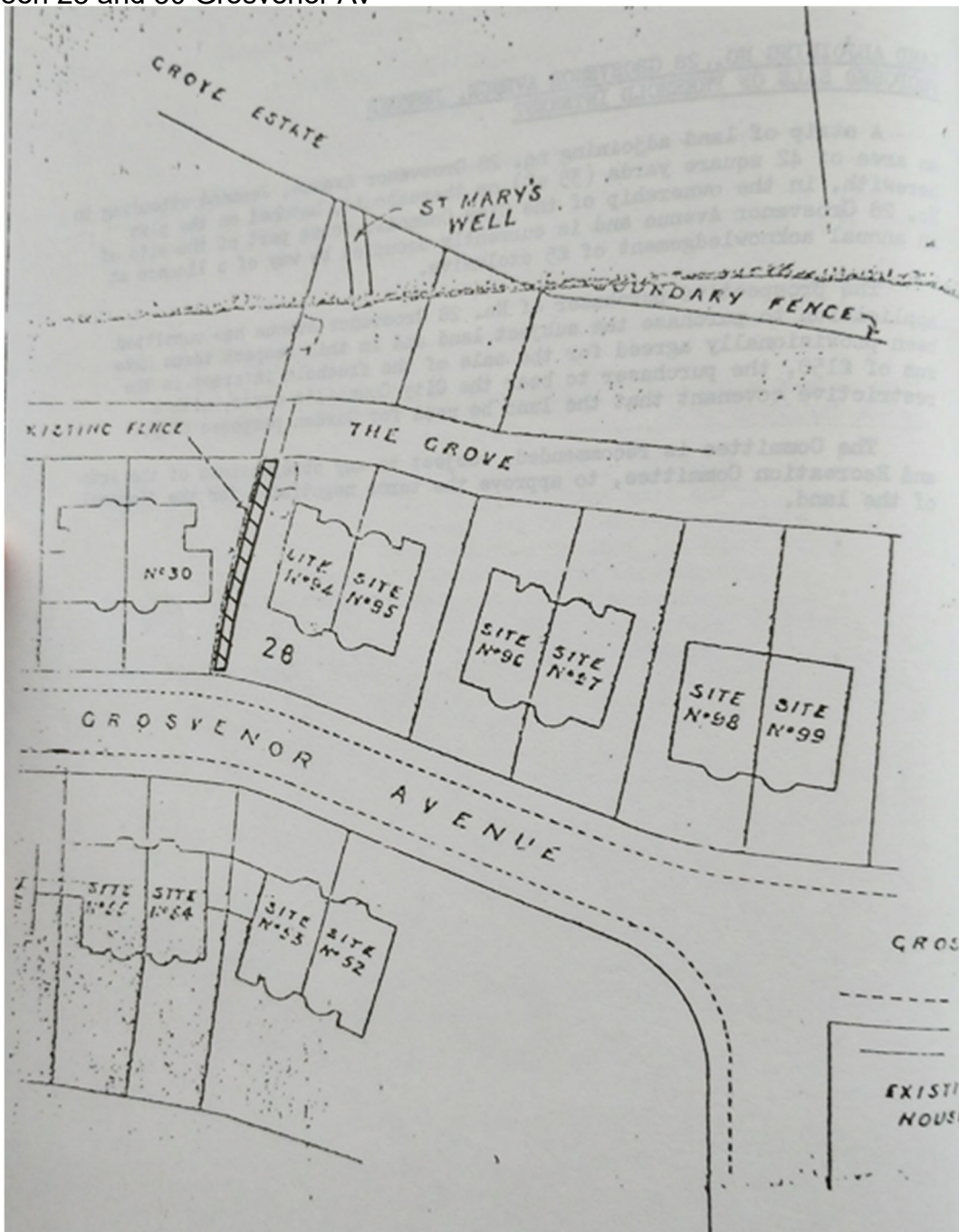
A strip of land adjoining no. 28 Grosvenor Avenue, Jesmond extending to an area of 42 square yards (35 m²) or thereabouts, hatched on the plan herewith, in the ownership of the City Council, forms part of the site of No. 28 Grosvenor Avenue and is currently occupied by way of a licence at an annual acknowledgement of £5 exclusive.

The prospective purchaser of No. 28 Grosvenor Avenue has submitted application to purchase the subject land and in this respect terms have been provisionally agreed for the sale of the freehold interest in the sum of £150, the purchaser to bear the City Council's costs, with a restrictive covenant that the land be used for Garden purposes only.

The Committee is recommended, subject to any observations of the Arts and Recreation Committee, to approve the terms negotiated for the disposal of the land.

Above – Report of City Estate and Property Surveyor presented to Arts and Recreation Committee, 13 January 1981

Appendix W - Council minutes and correspondence 1978-81 Lease and sale of land between 28 and 30 Grosvenor Av



Above – extract of plan accompanying the report of the City Estate and Property Surveyor, 13 January 1981