

Filed on behalf of the Claimant  
Ryan Lee-Wilkes  
Second Witness Statement  
Exhibits RLW08 to RLW17  
**CLAIM NO:** KB-2025-BHM-000248

**IN THE HIGH COURT OF JUSTICE  
KING'S BENCH DIVISION  
BIRMINGHAM DISTRICT REGISTRY**

**BETWEEN:**

NORTH WARWICKSHIRE BOROUGH COUNCIL

**Claimant**

-and-

**Site 1 (WK487422)**

- (1) DAVID JOHN PITT
- (2) KAYE LINDA PITT
- (3) CHRISTOPHER TORRENS

-and-

**Site 2 (WK397261)**

- (4) THOMAS CORCORAN
- (5) MARTIN TORRENS
- (6) TERESA TORRENS
- (7) HELEN ROCHFORD

-and-

(8) PERSONS UNKNOWN BRINGING CARAVANS/MOBILE HOMES ON TO THE LANDS KNOWN AS LAND ON THE EAST SIDE OF STONELEIGH GLEBE FARM, ATHERSTONE ROAD, HARTSHILL, NUNEATON CV10 0TB (WK487422 - "SITE 1") **AND** LAND LYING TO THE NORTH-WEST OF ATHERSTONE ROAD, MANCETTER, ATHERSTONE (WK397261 - "SITE 2") ("THE LANDS") TO LIVE IN, OR UNDERTAKING ANY FURTHER DEVELOPMENT (INCLUDING RESIDENTIAL OCCUPATION) AS DEFINED BY SECTION 55 OF THE TOWN AND COUNTRY PLANNING ACT 1990 ON THE LANDS

**Defendants**

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## WITNESS STATEMENT OF

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**Ryan Lee-Wilkes**, Principal Planning Enforcement Officer at North Warwickshire Borough Council, The Council House, South Street, Atherstone, CV9 1DE **WILL SAY AS FOLLOWS:**

1. I, Ryan Lee-Wilkes am the Principal Planning Enforcement Officer at North Warwickshire Borough Council, the claimant in this claim. I'm an associate member of the Royal Town Planning Institute (RTPI) and have been employed as Principal Planning Enforcement Officer at the Borough Council since October 2022. I have worked within the local government planning sector since 2009 and specifically in an enforcement role since 2016.
2. The facts in this statement come from my personal knowledge and evidence obtained from site visits to the land. Also, from the reading of documents relating to previous activity on the surrounding Traveller Site known as Kirby Glebe. I believe that the facts stated in this witness statement are true.

### PLANNING HISTORY CLARIFICATION (Site 2)

3. During the hearing on the 18<sup>th</sup> August 2025 HHJ Kelly raised the question of whether planning permission did exist for Site 2 and if so what for? This question was raised referencing paragraph 20 of Mr Turner's first witness statement which states:

20. Planning application reference: PAP/2019/0457 - 'Change of use of land to use as a residential caravan site for 7 no: gypsy families, each with 2 no: caravans, together with laying of hardstanding and erection of 3 no: ancillary amenity buildings', was refused by the Local Planning Authority on 5 November 2019. An appeal against the LPA's decision to refuse planning permission was made with the Planning Inspectorate, planning permission was subsequently granted by the Planning Inspectorate as a result of this appeal. However, the site has not been laid out in accordance with the plans.

4. Having reviewed the approved plans for application PAP/2019/0457, the application was refused by the claimant but granted on appeal with reference APP/R3705/W/20/3251490 – detailed on the appeal decision as ‘Appeal A’, **See exhibit RLW08**.
5. A small proportion of Site 2 did fall within the redline area indicated on the location plan, primarily around the existing stable building. However, the permission has not been implemented in accordance with the permission granted/approved plans, as evidenced below. The existing disused stable building will be used as reference point for clarity on locations.
6. Condition 1 detailed within Annex 1 “Schedule of Conditions – Appeal A” lists the approved plans as:

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

PAP/2019/0457	Location Plan
Site Layout Plan	
PAP/2019/0457	Amenity Building Floor Plan
PAP/2019/0457	Amenity Building Elevations
PAP/2019/0256	Drawing No. PBA 5 Post and Rail Fence

7. The location plan indicated the red line site area and the blue line area suggesting that land is in the same ownership but not part of the application site. See exhibit **RLW09**. The existing L-shape stable is identifiable in the eastern portion of the site.
8. The approved “Site Layout Plan” identifies the seven pitches each with a static “mobile home” and “Tourer” caravan and shared amenity building. Again, the L-shaped stables are identified on the plan. See Exhibit **RLW10**.
9. However, Google Earth imagery clearly evidences that this permission has not been implemented in accordance with the approval, **see exhibit RLW11**. In addition to the Google Earth images, I have also produced an image with the approved plan overlaid onto the latest Google Earth image. Given it is from July 2025 it is a very accurate reflection of the site. **See exhibit RLW12**.

10. Consequently, the land does not benefit from planning permission for residential use. Given the difference with physical developments including the main access road and layout, it would no longer be possible to implement this permission. I.E. The approved site layout plan shows the access road cutting through the permitted plot to the south. (hatched blue on exhibit RLW12).

## SERVICE OF ORDER

11. The order details the service requirements in paragraphs 5, 6 and 7. I can confirm that on the 22<sup>nd</sup> August 2025 I personally served the Order on 6 and 7 directly. A copy of the Order was also left with the wife of defendant 5 (Mrs Donna Torrens). At the same time copies of the order were placed at multiple locations on both sites. In terms of Site 2 the Order was not attached to the building as I had concerns as to the structures stability and it was therefore placed at the entrance to the site. This covers the requirements detailed in paragraph 7a of the order. **see exhibit RLW13**
12. In addition to the site display, the order and supporting documents have been uploaded onto the Borough Council's website, see **exhibit RLW14** and link below:  
  
[Land East of Stoneleigh Glebe Farm, Atherstone Road AND Land North-West of Atherstone Road, Mancetter | Planning Injunctions | North Warwickshire Borough Council](#)
13. In accordance with paragraph 7c the relevant documents have been emailed to Mr Philip Brown, **see exhibit RLW15**.
14. For the 4<sup>th</sup> Defendant the order requires the relevant documents to be emailed and sent first class post which has been completed, **see exhibit RLW16**.
15. With regards to the 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> and 5<sup>th</sup> defendants it has not be possible to locate them. None of the defendants reside at the properties as listed from HM Land Registry. A request for alternative service has been made to the court. The alternative service requests service to be achieved following the steps completed for that of the 8<sup>th</sup> Defendant (Persons Unknown).

Defendants (1) and (2)

16. On the 22<sup>nd</sup> August 2025, I visited the property, as detailed within the official copy of the Register of Title number WK487422 (Site 1) dated 14<sup>th</sup> March 2025 as:

**B: Proprietorship Register**

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

**Title absolute**

1 (21.11.2016) PROPRIETOR: DAVID JOHN PITT and KAYE LINDA PITT of 3 Marlowe Close, Galley Common, Nuneaton CV10 9QP.

17. The person who answered the door confirmed they were the owner of 3 Marlowe Close, Galley Common, CV10 9QP and have been since around 2018. They confirmed they brought the property from Defendants 1 & 2 and recalled that they were moving to a parcel of land in Hartshill, but unsure of the exact location. I explained Site 1 location of the Injunction and the owner believed that was the likely location they had moved to. The owner advised that for many years after the sale, they received post for the defendants and was not surprised by my visit looking for defendants at that address. They have previously had bailiffs and enforcement letters come to the property address for the defendants.
18. Following the visit the owner provided paperwork detailing the sales process in 2018, **see exhibit RLW17.**
19. This property is outside of the Claimant's designated area, its own records (I.E Council Tax) are therefore limited.
20. Since the original service attempt on the 22<sup>nd</sup> August 2025, further investigation has been completed with a deeper review of the Council Tax records. This has confirmed that both D1 and D2 have passed away. D1 passed away 4<sup>th</sup> March 2025 and D2 in late 2022. Therefore, D1 and D2 may need to be removed from the Order.

Defendant 3

21. Following the visit for the 1<sup>st</sup> and 2<sup>nd</sup> defendants, whilst serving the Injunction on other Defendants living on Site 2, I enquired as to the whereabouts of the third defendant, which they replied which one? They advised there are three males with the name Christopher Torrens. I explained about the person purchasing Site 1 and showed the exhibits within the Witness Statements. The other defendants advised they don't know where he currently is, and that he is not living on the Kirby Glebe site.
22. Immediately leaving the main Kirby Glebe site I visited the address detailed on the TR1 Form listed as exhibit RLW04 within Mr Lee-Wilkes' first witness statement:

5	Transferee for entry in the register: <u>Christopher Torrens</u> <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:  <u>For overseas companies</u> (a) Territory of incorporation:  (b) Registered number in the United Kingdom including any prefix:
6	Transferee's intended address(es) for service for entry in the register: <u>42 Victoria Road, Atherstone, CV9 1QP</u>
7	The transferor transfers the property to the transferee

23. On knocking the door, a current resident and their children answered and advised that she does not know who the named individual is but that this has happened previously with other names. They have tried to stop their address from being used previously but to no avail. The resident explained that they live there with their elderly parents and have done for many years. However, they are not the owners of the property, and they have advised their Social Landlord previously of these matters.
24. On returning to the office, I discussed the matter with the Council Tax department, they confirmed that the property is owned by a Registered Social Landlord (Midland Heart). The surname name given during the visit matched the occupants on the CTax records and that they have resided at the property for many years (10+). There is no record for Defendant 3 at this property.

25. This explains the reasons why a request for alternative service for the remaining defendants has been made.

**STATEMENT OF TRUTH**

I believe that the facts stated in this witness statement are true. I understand that proceedings for contempt of court may be brought against anyone who makes, or causes to be made, a false statement in a document verified by a statement of truth without an honest belief in its truth.

**Signed**

A handwritten signature in blue ink, appearing to read 'Harvithes', is written over a faint, light blue circular stamp.

**Dated 15 September 2025**

IN THE HIGH COURT OF JUSTICE  
KING'S BENCH DIVISION  
BIRMINGHAM DISTRICT REGISTRY

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Ryan Lee-Wilkes  
Second Witness Statement  
Exhibit RLW08  
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**Defendants**

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This is the exhibit RLW08 referred to in the Witness Statement of Ryan Lee-Wilkes

Signed:



Dated: 4<sup>th</sup> September 2025





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## Appeal Decisions

Hearing held on 13 and 14 September 2022

Site visit made on 14 September 2022

**by Sarah Dyer BA BTP MRTPI MCMi**

**an Inspector appointed by the Secretary of State**

**Decision date: 19 December 2022**

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### **Appeal A Ref: APP/R3705/W/20/3251490**

#### **Kirby Glebe Farm, Atherstone Road, Hartshill, Warwickshire, CV10 0TB**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr Thomas Stokes against the decision of North Warwickshire Borough Council.
- The application Ref PAP/2019/0457, dated 30 July 2019, was refused by notice dated 5 November 2019.
- The development proposed is material change of use of land to use as a residential caravan site for 7 gypsy families, each with 2 caravans, including laying of hardstanding and erection of 6 No. semi-detached amenity buildings.

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### **Appeal B Ref: APP/R3705/C/20/3264614 (Plot 10)**

#### **Land at Kirby Glebe, Off Atherstone Road, Hartshill, Nuneaton, CV10 0TB**

- The appeal is made under section 174 of the Town and Country Planning Act 1990 as amended.
- The appeal is made by Thomas McDonagh against an enforcement notice issued by North Warwickshire Borough Council.
- The notice was issued on 4 November 2020.
- The breach of planning control as alleged in the notice is without planning permission, the importation of materials to create hard surfaced areas.
- The requirements of the notice are to:
  1. Remove the whole of the hardstanding from the Land, including any new access tracks.
  2. Remove from the Land all materials, equipment and debris associated with compliance of 5. (1) above. Leave the Land in a clear, clean and tidy state.
- The period for compliance with the requirements is three months.
- The appeal is proceeding on the grounds set out in section 174(2) (a) and (g) of the Town and Country Planning Act 1990 as amended. Since an appeal has been brought on ground (a), an application for planning permission is deemed to have been made under section 177(5) of the Act.

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### **Appeal C Ref: APP/R3705/C/20/3264616 (Plot 11)**

#### **Land at Kirby Glebe, Off Atherstone Road, Hartshill, Nuneaton, CV10 0TB**

- The appeal is made under section 174 of the Town and Country Planning Act 1990 as amended.
- The appeal is made by James McDonagh against an enforcement notice issued by North Warwickshire Borough Council.
- The notice was issued on 4 November 2020.
- The breach of planning control as alleged in the notice is:

1. Without planning permission, the material change of use of the Land for the stationing of caravans for a residential use
  2. Without planning permission, the importation of materials to create hard surfaced areas.
  - The requirements of the notice are to:
    1. Cease using any part of the Land as a residential caravan site. Disconnect all services to the caravans. Remove the caravans from the Land.
    2. Remove all structures, vehicles and equipment from the Land.
    3. Remove the whole of the hard standing from the Land, including any new access tracks.
    4. Remove from the Land all materials, equipment and debris associated with compliance of steps 5. (1) to 5. (3) above. Leave the Land in a clear, clean and tidy state.
  - The period for compliance with the requirements is three months.
  - The appeal is proceeding on the grounds set out in section 174(2) (a) and (g) of the Town and Country Planning Act 1990 as amended. Since an appeal has been brought on ground (a), an application for planning permission is deemed to have been made under section 177(5) of the Act.
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**Appeal D Ref: APP/R3705/C/20/3264625 (Plot 12)**

**Land at Kirby Glebe, Off Atherstone Road, Hartshill, Nuneaton, CV10 0TB**

- The appeal is made under section 174 of the Town and Country Planning Act 1990 as amended.
  - The appeal is made by Thomas McDonagh against an enforcement notice issued by North Warwickshire Borough Council.
  - The notice was issued on 6 November 2020.
  - The breach of planning control as alleged in the notice is:
    1. Without planning permission, the importation of materials to create hard surfaced areas.
  - The requirements of the notice are to:
    1. Remove the whole of the hard standing from the Land, including any new access tracks.
    2. Remove from the Land all materials, equipment and debris associated with compliance of steps 5. (1) above. Leave the Land in a clear, clean and tidy state.
  - The period for compliance with the requirements is three months.
  - The appeal is proceeding on the grounds set out in section 174(2) (a) and (g) of the Town and Country Planning Act 1990 as amended. Since an appeal has been brought on ground (a), an application for planning permission is deemed to have been made under section 177(5) of the Act.
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**Appeal E Ref: APP/R3705/C/20/3264626 (Plot 13)**

**Land at Kirby Glebe, Off Atherstone Road, Hartshill, Nuneaton, CV10 0TB**

- The appeal is made under section 174 of the Town and Country Planning Act 1990 as amended.
  - The appeal is made by Christopher Torrens against an enforcement notice issued by North Warwickshire Borough Council.
  - The notice was issued on 4 November 2020
  - The breach of planning control as alleged in the notice is:
    1. Without planning permission, the material change of use of the Land for the stationing of caravans for a residential use.
    2. Without planning permission, the importation of materials to create hard surfaced areas.
  - The requirements of the notice are to:
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1. Cease using any part of the Land as a residential caravan site. Disconnect all services to the caravans. Remove the caravans from the Land.
  2. Remove all structures, vehicles and equipment from the Land including:  
the stables;  
sheds, buildings and day rooms; and,  
any associated electrical hook ups, septic tanks, calor gas tanks or similar apparatus – delete as applicable.
  3. Remove the whole of the hard standing from the Land, including any new access tracks.
  4. Remove from the Land all materials, equipment and debris associated with compliance of steps 5. (1) to 5. (3) above. Leave the Land in a clear, clean and tidy state.
- The period for compliance with the requirements is three months.
  - The appeal is proceeding on the grounds set out in section 174(2) (a) and (g) of the Town and Country Planning Act 1990 as amended. Since an appeal has been brought on ground (a), an application for planning permission is deemed to have been made under section 177(5) of the Act.

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**Appeal F Ref: APP/R3705/C/20/3264627 (Plot 14)**

**Land at Kirby Glebe, Off Atherstone Road, Hartshill, Nuneaton, CV10 0TB**

- The appeal is made under section 174 of the Town and Country Planning Act 1990 as amended.
- The appeal is made by James O'Driscoll against an enforcement notice issued by North Warwickshire Borough Council.
- The notice was issued on 4 November 2020.
- The breach of planning control as alleged in the notice is:
  1. Without planning permission, the material change of use of the Land for the stationing of caravans for a residential use.
  2. Without planning permission, the importation of materials to create hard surfaced areas (shown hatched black on the attached plan), together with associated electrical installations and similar apparatus.
- The requirements of the notice are to:
  1. Cease using any part of the Land as a residential caravan site. Disconnect all services to the caravans. Remove the caravans from the Land.
  2. Remove all vehicles and equipment from the Land, Remove all electrical hook-ups, and similar apparatus from the land
  3. Remove the whole of the hard standing from the Land, including any new access tracks.
  4. Remove from the Land all materials, equipment and debris associated with compliance of steps 5. (1) to 5. (3) above. Leave the Land in a clear, clean and tidy state.
- The period for compliance with the requirements is three months.
- The appeal is proceeding on the grounds set out in section 174(2) (a) and (g) of the Town and Country Planning Act 1990 as amended. Since an appeal has been brought on ground (a), an application for planning permission is deemed to have been made under section 177(5) of the Act.

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**Appeal G Ref: APP/R3705/C/20/3264628 (Plot 17)**

**Land at Kirby Glebe, Off Atherstone Road, Hartshill, Nuneaton, CV10 0TB**

- The appeal is made under section 174 of the Town and Country Planning Act 1990 as amended.
- The appeal is made by Oliver Torrens against an enforcement notice issued by North Warwickshire Borough Council.

- The notice was issued on 4 November 2020.
- The breach of planning control as alleged in the notice is:
  1. Without planning permission, the material change of use of the Land for the stationing of caravans for a residential use.
  2. Without planning permission, the importation of materials to create hard surfaced areas (shown hatched black on the attached plan).
- The requirements of the notice are to:
  1. Cease using any part of the Land as a residential caravan site. Disconnect all services to the caravans. Remove the caravans from the Land.
  2. Remove all structures, vehicles and equipment from the Land
  3. Remove the whole of the hard standing from the Land, including any new access tracks.
  4. Remove from the Land all materials, equipment and debris associated with compliance of steps 5. (1) to 5. (3) above. Leave the Land in a clear, clean and tidy state.
- The period for compliance with the requirements is three months.
- The appeal is proceeding on the grounds set out in section 174(2) (a) and (g) of the Town and Country Planning Act 1990 as amended. Since an appeal has been brought on ground (a), an application for planning permission is deemed to have been made under section 177(5) of the Act.

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## Decisions

### Appeal A

1. Appeal A is allowed, and planning permission is granted for a change of use of land to use as a residential caravan site for 7 No. gypsy families, each with 2 caravans, including laying of hardstanding and erection of 6 No. semi-detached amenity buildings at Kirby Glebe Farm, Atherstone Road, Hartshill, Warwickshire, CV10 0TB in accordance with the terms of the application, Ref PAP/2019/0457, dated 30 July 2019 and the plans submitted with it, subject to the planning conditions set out in Annex 1.

### Appeal B

2. It is directed that the enforcement notice relating to Plot 10 is corrected by:
  - the addition of the words 'covering the whole site' to the allegation
  - the removal of the phrase 'Leave the Land in a clear, clean and tidy state' from the final requirement and substitution with the phrase 'Return the Land to its condition prior to the commencement of the unauthorised development'.
  - Removal of the words 'MATERIAL CHANGE OF USE OF LAND AND' from the title of the notice.
  - Removal of the words 'It appears to the Council that the breach of planning control as stated in paragraph 3 (1) above has occurred within the past ten years' from the reasons for issuing the notice.
  - Removal of the phrase 'paragraph 3 (2)' and substitution with 'paragraph 3 (1)' in the reasons for issuing the notice.
3. Subject to the corrections Appeal B is allowed, the enforcement notice is quashed and planning permission is granted on the application deemed to have

or the Secretary of State on appeal, or if the details are approved but not implemented in accordance with an approved timetable.

### **Appeals C, E, F and G**

118. In respect of Appeals C, E, F and G the development has already taken place and conditions are necessary to make the development acceptable in planning terms. It is necessary for conditions to be attached relating to the occupancy of the site, the maximum number of pitches and the size of commercial vehicles for the same reasons as set out above. (Conditions 1, 2 and 3).
119. Conditions securing planting, improvements to the access road and external lighting are also necessary for the reasons given above. However, as the development has already commenced, I have redrafted the wording suggested by the Council (Conditions 4, 5 and 6).
120. The development has already commenced and conditions 4, 5 and 6 are imposed is to ensure that the required details are submitted, approved and implemented so as to make the development acceptable in planning terms. There is a strict timetable for compliance because permission is being granted retrospectively, and so it is not possible to use a negatively-worded condition to secure the approval and implementation of the planting, improvements to the access road and external lighting before the development takes place.
121. The conditions will ensure that the development can be enforced against if the required details are not submitted for approval within the period given by the condition, or if the details are not approved by the local planning authority or the Secretary of State on appeal, or if the details are approved but not implemented in accordance with an approved timetable.

### **Appeals B and D**

122. In respect of Plots 10 and 12, the notice relates to the creation of hard surfaces only. I have reasoned that, notwithstanding the use of plots 10 and 12, the formation of hard surfacing is likely to give rise to additional use by vehicles of the junction of the access road with Atherstone Road. On that basis it is reasonable and necessary to impose a condition to secure improvements to the junction in line with those required in respect of the surrounding development.
123. As the development has already commenced, in common with my decision on appeals A, C, E, F and G, I have redrafted the wording suggested by the Council (Condition 1) for the same reasons.

### **Conclusion (Appeals A, B, C, D, E, F and G)**

124. For the reasons set out above the proposed development in respect of Appeal A accords with the development plan and there are no other considerations to indicate that the appeals should be determined otherwise. Therefore, for the reasons given above, I conclude that Appeal A should succeed, and planning permission should be granted, subject to conditions. Further and for the same reasons I conclude that Appeals B, C, D, E, F and G succeed on ground (a). I shall grant planning permission for use and/or

operational development as described in the notices (as corrected), subject to conditions.

**Appeals B, C, D, E, F and G (Ground (g))**

125. As I have allowed the appeals under ground (a), the notices (as corrected) will be quashed and the appeals on ground (g) do not fall to be considered.

*Sarah Dyer*

Inspector

## Annex 1 - Schedule of conditions – Appeal A

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

PAP/2019/0457	Location Plan
Site Layout Plan	
PAP/2019/0457	Amenity Building Floor Plan
PAP/2019/0457	Amenity Building Elevations
PAP/2019/0256	Drawing No. PBA 5 Post and Rail Fence

2. The site shall not be occupied by any persons other than Gypsies and Travellers, defined as persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.
3. There shall not be more than seven pitches on the site and on each of the seven pitches hereby approved, no more than two caravans (as defined by the Caravan Sites and Control of Development Act 1990 as amended and the Caravan Sites Act 1968 as amended), shall be stationed at any one time, of which only one caravan shall be a static caravan.
4. No vehicle over 3.5 tonnes shall be stationed, parked or stored on the site.
5. Unless within three months of the date of this decision a scheme for planting along the boundaries of each pitch hereby approved, including proposals for the removal of hard standing to accommodate planting, is submitted in writing to the local planning authority for approval, and unless the approved scheme is implemented within the next available planting season following the local planning authority's approval, the use of the site for the stationing of caravans for a residential use shall cease and all equipment and materials brought onto the land for the purposes of such use shall be removed until such time as a scheme is approved and implemented.

If no scheme in accordance with this condition is approved within nine months of the date of this decision, the use of the site shall cease, and all equipment and materials brought onto the land for the purposes of such use shall be removed until such time as a scheme approved by the local planning authority is implemented.

Upon implementation of the approved planting scheme specified in this condition, that scheme shall thereafter be maintained and any tree, hedge or shrub that is removed, uprooted or destroyed or dies within five years of planting or, in the opinion of the local planning authority, becomes seriously damaged or defective, shall be replaced with another of the same species and size as that originally planted.

In the event of a legal challenge to this decision, or to a decision made pursuant to the procedure set out in this condition, the operation of the time



limits specified in this condition will be suspended until that legal challenge has been finally determined.

6. Unless within three months of the date of this decision a scheme for the improvement of the junction of the access track and the C12 Atherstone Road, including design drawings for a dropped kerb verge vehicular access, including tie-ins within the public highway carriageway, repairs to the public highway carriageway as a result of material transfer from the access track, and full details of how drainage will be installed within the access to the site, is submitted in writing to the local planning authority for approval, and unless the approved scheme is implemented within six months of the local planning authority's approval, the use of the site for the stationing of caravans for a residential use shall cease and all equipment and materials brought onto the land for the purposes of such use shall be removed until such time as a scheme is approved and implemented.

If no scheme in accordance with this condition is approved within nine months of the date of this decision, the use of the site shall cease, and all equipment and materials brought onto the land for the purposes of such use shall be removed until such time as a scheme approved by the local planning authority is implemented.

In the event of a legal challenge to this decision, or to a decision made pursuant to the procedure set out in this condition, the operation of the time limits specified in this condition will be suspended until that legal challenge has been finally determined.

7. Unless within three months of the date of this decision a scheme for the erection of external lighting, including the retention of any existing external lighting to be erected on the site, is submitted in writing to the local planning authority for approval, and unless the approved scheme is implemented within six months of the local planning authority's approval, the use of the site shall cease and all equipment and materials brought onto the land for the purposes of such use shall be removed until such time as a scheme is approved and implemented.

If no scheme in accordance with this condition is approved within nine months of the date of this decision, the use of the site for the stationing of caravans for a residential use shall cease and all equipment and materials brought onto the land for the purposes of such use shall be removed until such time as a scheme approved by the local planning authority is implemented.

Upon implementation of the approved scheme specified in this condition, that scheme shall thereafter be maintained.

In the event of a legal challenge to this decision, or to a decision made pursuant to the procedure set out in this condition, the operation of the time limits specified in this condition will be suspended until that legal challenge has been finally determined.



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Ryan Lee-Wilkes  
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**Claimant**

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- (1) DAVID JOHN PITT
- (2) KAYE LINDA PITT
- (3) CHRISTOPHER TORRENS

-and-

**Site 2 (WK397261)**

- (4) THOMAS CORCORAN
- (5) MARTIN TORRENS
- (6) TERESA TORRENS
- (7) HELEN ROCHFORD

-and-

(8) PERSONS UNKNOWN BRINGING CARAVANS/MOBILE HOMES ON TO THE LANDS KNOWN AS LAND ON THE EAST SIDE OF STONELEIGH GLEBE FARM, ATHERSTONE ROAD, HARTSHILL, NUNEATON CV10 0TB (WK487422 - "SITE 1") **AND** LAND LYING TO THE NORTH-WEST OF ATHERSTONE ROAD, MANCETTER, ATHERSTONE (WK397261 - "SITE 2") ("THE LANDS") TO LIVE IN, OR UNDERTAKING ANY FURTHER DEVELOPMENT (INCLUDING RESIDENTIAL OCCUPATION) AS DEFINED BY SECTION 55 OF THE TOWN AND COUNTRY PLANNING ACT 1990 ON THE LANDS

**Defendants**

---

This is the exhibit RLW09 referred to in the Witness Statement of Ryan Lee-Wilkes

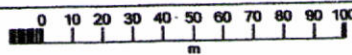
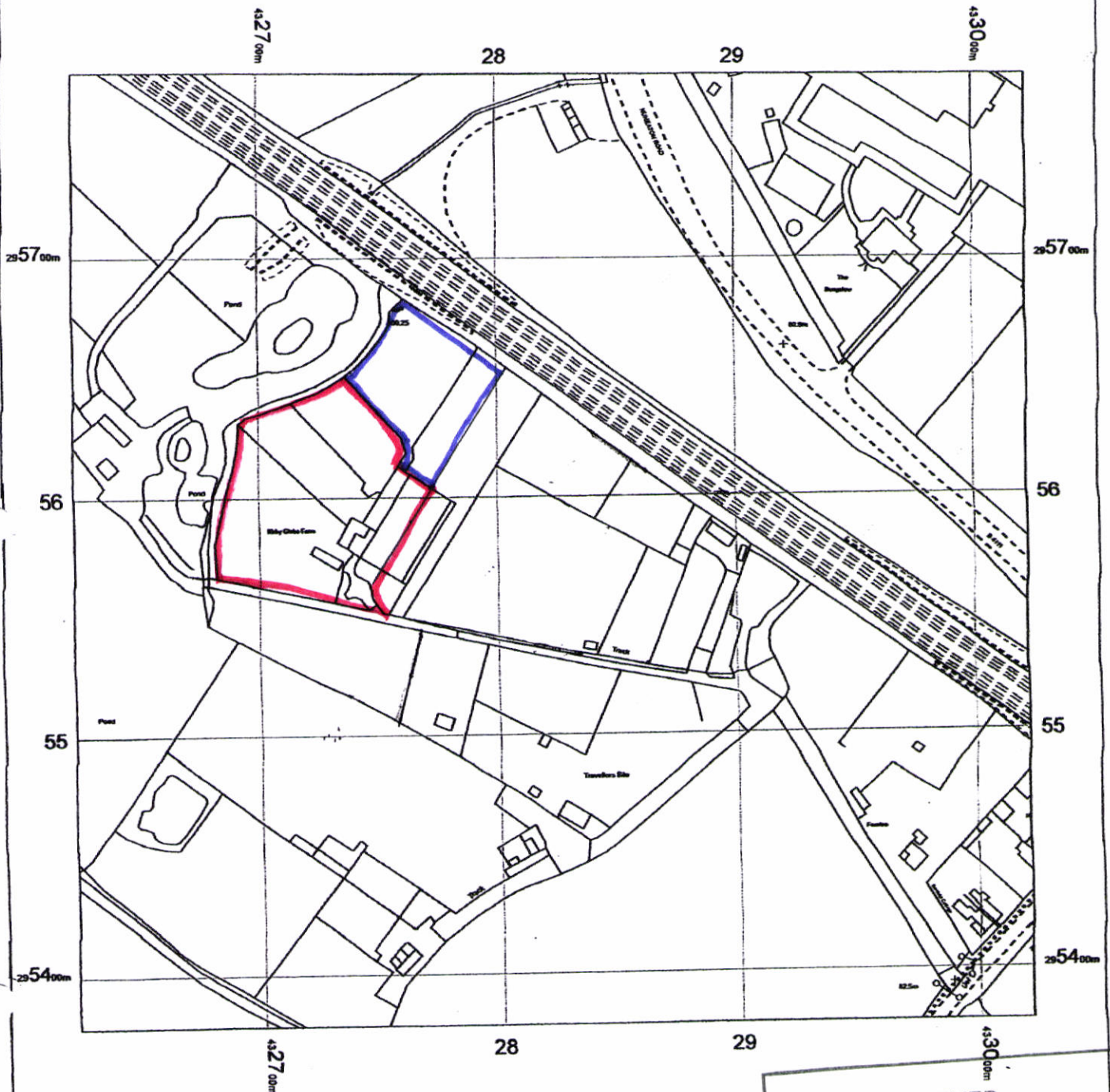
Signed:



Dated: 4<sup>th</sup> September 2025

NORTH WARWICKSHIRE  
BOROUGH COUNCIL  
**REFUSED**  
05/11/2019  
UNDER THE PROVISIONS OF  
THE TOWN & COUNTRY PLANNING ACTS  
SUBJECT TO CONDITIONS  
OR NOTICE

RLW09



RECEIVED  
- 5 AUG 2019  
North Warwickshire  
Borough Council



OS MasterMap 1250/2500/10000 scale  
05 November 2015, ID: BLJT-00477229  
[www.planningapplicationmaps.co.uk](http://www.planningapplicationmaps.co.uk)  
1:2500 scale print at A4, Centre: 432822 E, 295578 N  
©Crown Copyright Ordnance Survey. Licence no.  
100051661

Mapping  
sourced from  
 Ordnance  
Survey

blue  
mapping

IN THE HIGH COURT OF JUSTICE  
KING'S BENCH DIVISION  
BIRMINGHAM DISTRICT REGISTRY

Filed on behalf of the Claimant  
Ryan Lee-Wilkes  
Second Witness Statement  
Exhibit RLW10  
**Claim No:** KB-2025-BHM-000248

NORTH WARWICKSHIRE BOROUGH COUNCIL

**Claimant**

-and-

**Site 1 (WK487422)**

- (1) DAVID JOHN PITT
- (2) KAYE LINDA PITT
- (3) CHRISTOPHER TORRENS

-and-

**Site 2 (WK397261)**

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**Defendants**

---

This is the exhibit RLW10 referred to in the Witness Statement of Ryan Lee-Wilkes

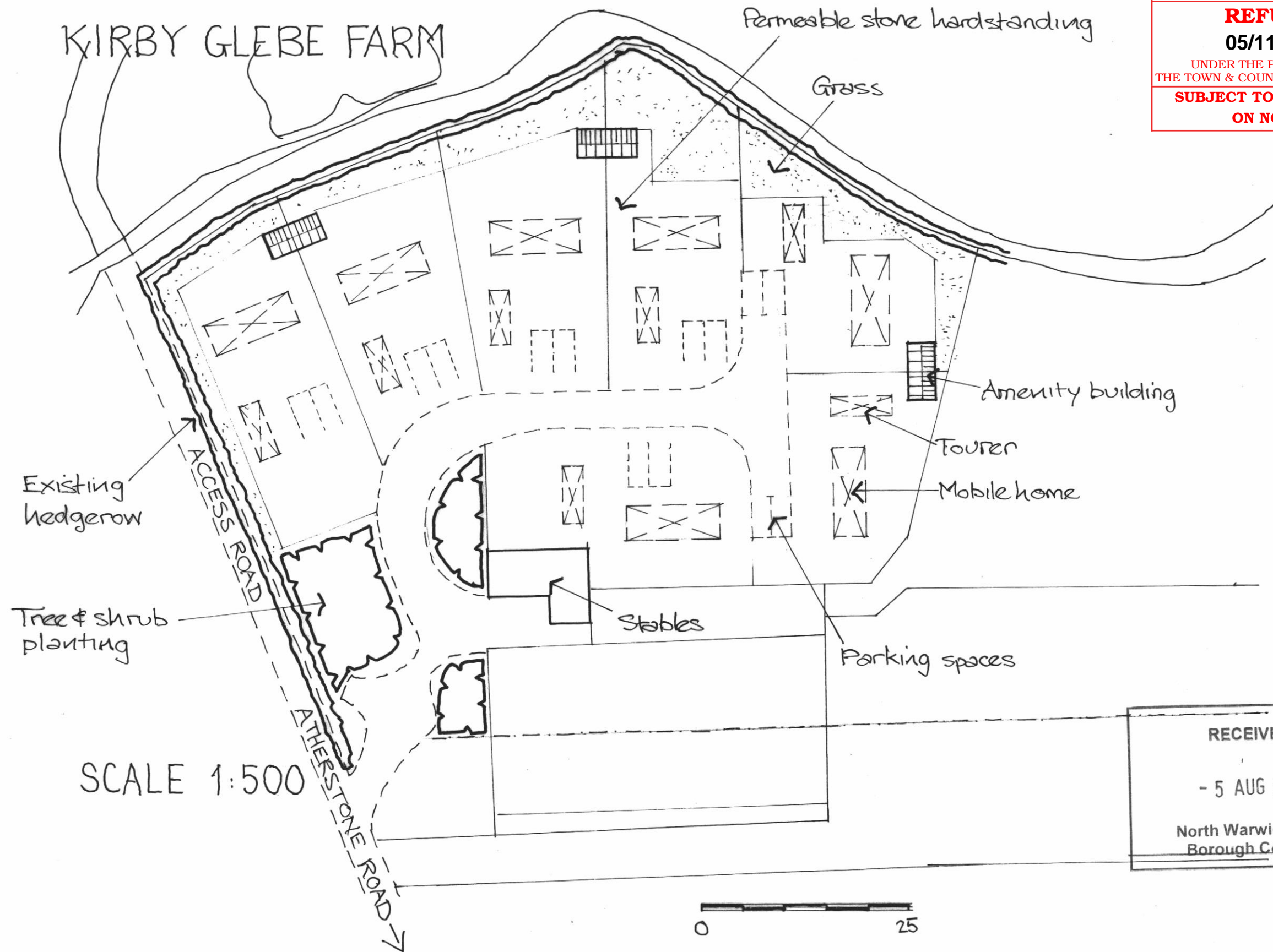
Signed:



Dated: 4<sup>th</sup> September 2025



# SITE LAYOUT PLAN KIRBY GLEBE FARM



NORTH WARWICKSHIRE  
BOROUGH COUNCIL

**REFUSED**  
**05/11/2019**  
UNDER THE PROVISIONS OF  
THE TOWN & COUNTRY PLANNING ACTS  
**SUBJECT TO CONDITIONS**  
**ON NOTICE**

RECEIVED  
- 5 AUG 2019  
North Warwickshire  
Borough Council

IN THE HIGH COURT OF JUSTICE  
KING'S BENCH DIVISION  
BIRMINGHAM DISTRICT REGISTRY

Filed on behalf of the Claimant  
Ryan Lee-Wilkes  
Second Witness Statement  
Exhibit RLW11  
**Claim No:** KB-2025-BHM-000248

NORTH WARWICKSHIRE BOROUGH COUNCIL

**Claimant**

-and-

**Site 1 (WK487422)**

- (1) DAVID JOHN PITT
- (2) KAYE LINDA PITT
- (3) CHRISTOPHER TORRENS

-and-

**Site 2 (WK397261)**

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**Defendants**

---

This is the exhibit RLW11 referred to in the Witness Statement of Ryan Lee-Wilkes

Signed:



Dated: 4<sup>th</sup> September 2025

Google Earth Imagery.

2018

Stable Building – no other development





June 2021

For reference the application PAP/2019/0457 was submitted in the summer of 2019. The below image indicates the situation on the land after the application was submitted.

With the stable building located in the centre.



July 2025

Unauthorised Plots on Site 2 and layout not in accordance with approved plans.

Stable building highlighted:





IN THE HIGH COURT OF JUSTICE  
KING'S BENCH DIVISION  
BIRMINGHAM DISTRICT REGISTRY

Filed on behalf of the Claimant  
Ryan Lee-Wilkes  
Second Witness Statement  
Exhibit RLW12  
**Claim No:** KB-2025-BHM-000248

NORTH WARWICKSHIRE BOROUGH COUNCIL

**Claimant**

-and-

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**Defendants**

---

This is the exhibit RLW12 referred to in the Witness Statement of Ryan Lee-Wilkes

Signed:



Dated: 4<sup>th</sup> September 2025

# Plan Comparison

Approved Plan overlaid onto Google Earth Image

RLW12



Not to Scale

Google Earth



IN THE HIGH COURT OF JUSTICE  
KING'S BENCH DIVISION  
BIRMINGHAM DISTRICT REGISTRY

Filed on behalf of the Claimant  
Ryan Lee-Wilkes  
Second Witness Statement  
Exhibit RLW13  
**Claim No:** KB-2025-BHM-000248

NORTH WARWICKSHIRE BOROUGH COUNCIL

**Claimant**

-and-

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**Defendants**

---

This is the exhibit RLW13 referred to in the Witness Statement of Ryan Lee-Wilkes

Signed:



Dated: 4<sup>th</sup> September 2025



Site 1

RLW13





Site 1

RLW13





# Site 1

**IMPORTANT!**

HIGH COURT  
INJUNCTION

PLEASE READ

LEAVE  
DOCUMENTS ON  
LAND



Site 1

RLW13









Site 2

RLW13









Site 2

RLW13





IN THE HIGH COURT OF JUSTICE  
KING'S BENCH DIVISION  
BIRMINGHAM DISTRICT REGISTRY

Filed on behalf of the Claimant  
Ryan Lee-Wilkes  
Second Witness Statement  
Exhibit RLW14  
**Claim No:** KB-2025-BHM-000248

NORTH WARWICKSHIRE BOROUGH COUNCIL

**Claimant**

-and-

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**Defendants**

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This is the exhibit RLW14 referred to in the Witness Statement of Ryan Lee-Wilkes

Signed:



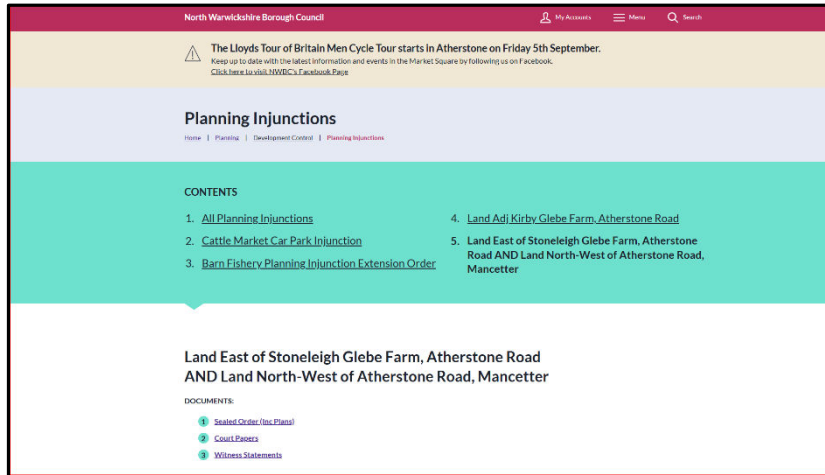
Dated: 4<sup>th</sup> September 2025

## Service of Order – KB-2025-BHM-000248

### Defendant 8 (Persons Unknown) Paragraph 7b:

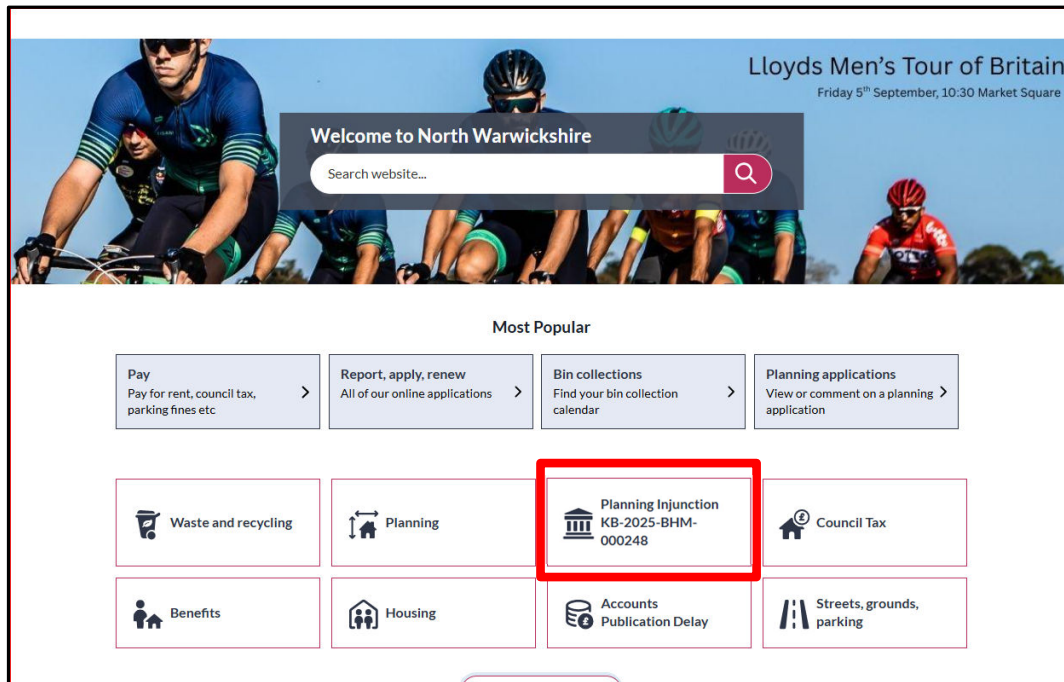
- b) Load up on to its website a copy of this order together with the application, the claim form and evidence so that it is readily and easily accessible by any member of the public including a link to the aforementioned documents from the claimant's main web page; and

### Main Webpage for Order:



[Land East of Stoneleigh Glebe Farm, Atherstone Road AND Land North-West of Atherstone Road, Mancetter | Planning Injunctions | North Warwickshire Borough Council](#)

### Link from main webpage:



IN THE HIGH COURT OF JUSTICE  
KING'S BENCH DIVISION  
BIRMINGHAM DISTRICT REGISTRY

Filed on behalf of the Claimant  
Ryan Lee-Wilkes  
Second Witness Statement  
Exhibit RLW15  
**Claim No:** KB-2025-BHM-000248

NORTH WARWICKSHIRE BOROUGH COUNCIL

**Claimant**

-and-

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**Defendants**

---

This is the exhibit RLW15 referred to in the Witness Statement of Ryan Lee-Wilkes

Signed:



Dated: 4<sup>th</sup> September 2025

**Ryan Lee-Wilkes**

---

**From:** Ryan Lee-Wilkes  
**Sent:** 22 August 2025 17:25  
**To:** Philip Brown  
**Subject:** FW: High Court Injunction - Land at Kirby Glebe, Atherstone Road  
**Attachments:** Mr T Corcoran.pdf; Combined Witness Statements.pdf; REDACTED Combined Sealed Order and Plans - Copy.pdf; Combined - App Form - Claim Form - SOL Note.pdf

**Importance:** High

Dear Mr Brown,

Please read the attached document in relation to a High Court Planning Injunction which impacts land for clients you are acting on behalf of.

Please note the return hearing date of the 18<sup>th</sup> September 2025.

The High Court Judge specifically requested that the documents also be sent to yourself via email.

Therefore please find the required documents attached.

Kind Regards



**Ryan Lee-Wilkes**

Principal Planning Enforcement Officer  
North Warwickshire Borough Council

**Phone:** 01827 719290

**Days:** Monday - Friday

**Web:** [www.northwarks.gov.uk](http://www.northwarks.gov.uk)

**Social:**     



Any opinions expressed in the email are those of the individual and not necessarily those of North Warwickshire Borough Council.

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IN THE HIGH COURT OF JUSTICE  
KING'S BENCH DIVISION  
BIRMINGHAM DISTRICT REGISTRY

Filed on behalf of the Claimant  
Ryan Lee-Wilkes  
Second Witness Statement  
Exhibit RLW16  
**Claim No:** KB-2025-BHM-000248

NORTH WARWICKSHIRE BOROUGH COUNCIL

**Claimant**

-and-

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-and-

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**Defendants**

---

This is the exhibit RLW16 referred to in the Witness Statement of Ryan Lee-Wilkes

Signed:



Dated: 4<sup>th</sup> September 2025



**Ryan Lee-Wilkes**

**From:** Ryan Lee-Wilkes  
**Sent:** 22 August 2025 17:17  
**To:** [REDACTED]@gmail.com  
**Subject:** High Court Injunction - Land at Kirby Glebe, Atherstone Road  
**Attachments:** Mr T Corcoran.pdf; Combined Witness Statements.pdf; REDACTED Combined Sealed Order and Plans - Copy.pdf; Combined - App Form - Claim Form - SOL Note.pdf

**Importance:** High

Dear Mr Corcoran,

Please read the attached document in relation to a High Court Planning Injunction which impacts land on which you are an interested party as landowner.

Please note the return hearing date of the 18<sup>th</sup> September 2025.

Please do not hesitate to contact me if you have any questions in relation to this matter.

Kind Regards



**Ryan Lee-Wilkes**  
Principal Planning Enforcement Officer  
North Warwickshire Borough Council

**Phone:** 01827 719290

**Days:** Monday - Friday

**Web:** [www.northwarks.gov.uk](http://www.northwarks.gov.uk)

**Social:**



EMPLOYER RECOGNITION SCHEME

GOLD AWARD

Proudly supporting those who serve.

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DF 8305 8933 5GB



Delivered by

22-08-25



£5.20

PB1203272



1SF

L Letter  
750g

RLW16

Mr T Corcoran  
7 Long Green  
CRESSING  
BRAINTREE  
CM77 8DL

IN THE HIGH COURT OF JUSTICE  
KING'S BENCH DIVISION  
BIRMINGHAM DISTRICT REGISTRY

Filed on behalf of the Claimant  
Ryan Lee-Wilkes  
Second Witness Statement  
Exhibit RLW17  
**Claim No:** KB-2025-BHM-000248

NORTH WARWICKSHIRE BOROUGH COUNCIL

**Claimant**

-and-

**Site 1 (WK487422)**

- (1) DAVID JOHN PITT
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**Defendants**

---

This is the exhibit RLW17 referred to in the Witness Statement of Ryan Lee-Wilkes

Signed:



Dated: 4<sup>th</sup> September 2025





COMPLETE PROPERTY PROFESSIONALS

COVENTRY & WARWICKSHIRE'S  
LEADING ESTATE AGENCY

39 Church Street  
Nuneaton CV11 4AD

loveitts.co.uk

RLW17

12th June 2018

[redacted] and [redacted]  
[redacted]

Dear [redacted] & [redacted]

Re: 3 Marlowe Close, Galley Common, Nuneaton, CV10 9QP

We are delighted to be able to write and confirm that your offer of £144,000 (one hundred and forty four thousand) on the above property has been agreed by the vendor subject to contract and survey, as per the conditions detailed in the attached Agreement of Sale.

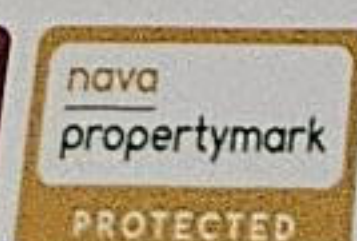
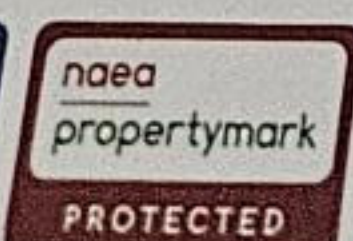
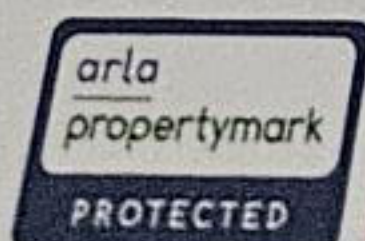
We have written to your solicitors, Messrs Willsons Solicitors and also to the vendors solicitors Messrs LDJ who will act together in moving the sale on.

We very much hope that this sale will go through successfully and if you have any queries, please do not hesitate to contact me.

Yours sincerely

Chris Corbishley-Forbes  
Sales Negotiator

Enc. Agreement of Sale



Loveitts Ltd - Registered Office: 3Mc Middlemarch Business Park, Siskin Drive, Coventry CV3 4FJ  
Registered in England & Wales Company no. 7558151  
Regulated by RICS