

CERTIFICATE OF SERVICE OF NOTICE OF APPLICATION FOR MODIFICATION ORDER

*The Wildlife and Countryside Act 1981
The Definitive Map and Statement of Public Rights of Way for South Tyneside*

To: The Director of Regeneration and Environment, South Tyneside Council,
Town Hall & Civic Offices, Westoe Road, South Shields, NE33 2RL

HEARBY CERTIFY that the requirements of paragraph 2 of Schedule 14 to the Wildlife and Countryside Act 1981 have been complied with.

Signed Date: 25/07/22

Number on Map

Name and Address of people notified

The footpath runs through and past many properties and contains numerous freehold owners and occupiers with leasehold titles.

We have sent a second notice on the 2nd of March to all the freehold owners (shown in green below) by way of first class recorded delivery so we are again on record as notifying the owners that we have submitted another DMMO application to South Tyneside Council.

NOTICES SENT TO FREEHOLD OWNERS

The developer has kindly provided us with a map which we have numbered accordingly as to the freehold owners of the land, which you will find attached titled "MAP OF FREEHOLD OWNERS" overleaf.

We have provided companies house records where available, for your convenience to show that we have taken all reasonable efforts in notifying the freehold owners.

1. MARKET DOCK MAINTENANCE #3 LTD (COMPANY # 03851635)

This is the management company which holds the freehold title for the original apartments built by Miller Homes on the Market Dock estate, long before any call center was opened, and these properties form the start of the England Coast Path. (Marked as #1 on the map provided)

The addresses to which the freehold titles relate to are numbers 14-29 Long Row, Market Dock and the agent is currently POTTs GRAY MANAGEMENT COMPANY LTD, HENRY ROBSON WAY, SOUTH SHIELDS, TYNE & WEAR, NE33 1RF

Along with sending a recorded letter to the above management company which holds the freehold title for the land as shown in the map attached, we have also sent recorded letters to the directors of Market Dock Maintenance #3 Ltd who are listed as follows

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- (a) COMPANY SECRETARY, MARKET DOCK MAINTENANCE (NO 3) LIMITED C/O POTTS GRAY MANAGEMENT COMPANY LTD, 172 ALBERT ROAD, JARROW, TYNE & WEAR, NE32 5JA
- (b) RAYMOND WILLIAM BALL, DIRECTOR OF MARKET DOCK MAINTENANCE (NO 3) LIMITED, 23 LONG ROW, MARKET DOCK, SOUTH SHIELDS, TYNE & WEAR, NE33 1JA
- (c) JO ANN BRETT, DIRECTOR OF MARKET DOCK MAINTENANCE (NO 3) LIMITED, C/O POTTS GRAY MANAGEMENT COMPANY LTD, 122 HENRY ROBSON WAY, SOUTH SHIELDS, TYNE & WEAR, NE33 1RF
- (d) CARL MOWATT, DIRECTOR OF MARKET DOCK MAINTENANCE (NO 3) LIMITED, 27 LONG ROW, MARKET DOCK, SOUTH SHIELDS, TYNE & WEAR, NE33 1JA
- (e) PETER JOHN WRIGHT, DIRECTOR OF MARKET DOCK MAINTENANCE (NO 3) LIMITED, C/O POTTS GRAY MANAGEMENT COMPANY LTD, 122 HENRY ROBSON WAY, SOUTH SHIELDS, TYNE & WEAR, NE33 1RF

2. MARK TURNBULL & MICHELLE TURNBULL

This is the private individual who somehow acquired land that was always part of the original market dock estate and who has erected a 2.3m+ steel security gate without planning permission closing the start of the public footpath (Marked as #2 on the map provided)



This has been confirmed in both the electoral roll and the leasehold title # TY557855 which shows the current contact address as



3. SOUTH QUAYS MANAGEMENT COMPANY LIMITED (COMPANY # 11197323)

This is the management company which is alleged to hold the freehold title for apartment numbers 30-57 South Quays. (Marked as #3 on the map provided)

The land registry title TY340736 for this address shows the owner as being KEYWEST NO. THREE LTD (who we have also contacted, see below)

The registered company address is shown on companies' house as SOUTH QUAYS MANAGEMENT COMPANY LIMITED, 33 LONG ROW, SOUTH SHIELDS, TYNE & WEAR, NE33 1JA

Along with sending a recorded letter to the above management company which is alleged to hold the freehold title for the land as shown in the map attached, we have also sent recorded letters to the directors of SOUTH QUAYS MANAGEMENT COMPANY LIMITED who are listed as follows

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(a) JOHN FRANCIS CRAY, DIRECTOR OF SOUTH QUAYS MANAGEMENT COMPANY LIMITED, 33 LONG ROW, SOUTH SHIELDS, TYNE & WEAR, NE33 1JA

(b) PETER MAUGHAN, DIRECTOR OF SOUTH QUAYS MANAGEMENT COMPANY LIMITED, 33 LONG ROW, SOUTH SHIELDS, TYNE & WEAR, NE33 1JA

4. SOUTH QUAYS BLOCK C MANAGEMENT COMPANY LIMITED (COMPANY # 11967749)

This is the management company which is alleged to hold the freehold title for apartment numbers 58-66 South Quays. (Marked as #4 on the map provided)

The land registry title TY340736 for this address shows the owner as being KEYWEST NO. THREE LTD (who we have also contacted, see below)

The registered company address is shown on companies' house as SOUTH QUAYS BLOCK C MANAGEMENT COMPANY LIMITED, 63 LONG ROW, SOUTH SHIELDS, TYNE & WEAR, NE33 1JA

Along with sending a recorded letter to the above management company which is alleged to hold the freehold title for the land as shown in the map attached, we have also sent recorded letters to the directors of SOUTH QUAYS BLOCK C MANAGEMENT COMPANY LIMITED who are listed as follows

(a) PAUL ANTHONY MOSSA, DIRECTOR OF SOUTH QUAYS BLOCK C MANAGEMENT COMPANY LIMITED, 63 Long Row, South Shields, Tyne & Wear, NE33 1JA

(b) BERNADETTE THOMPSON, DIRECTOR OF SOUTH QUAYS BLOCK C MANAGEMENT COMPANY LIMITED, 63 Long Row, South Shields, Tyne & Wear, NE33 1JA

5. KEYWEST NO. THREE LTD (COMPANY # 10312524)

This is the company which purchased the former call center site and converted the building into numerous residential dwellings. (Marked as #5 on the map provided)

The land registry title TY340736 for this address shows the owner as being KEYWEST NO. THREE LTD

The registered company address is shown on companies' house as KEYWEST NO. THREE LTD, 43 MAXWELL STREET, SOUTH SHIELDS, TYNE & WEAR, NE33 4PU

Along with sending a recorded letter to the above company and it's directors at the registered address which is alleged to hold the freehold title for the land as shown in the map attached, we have also sent recorded letters to the home addresses of the directors of KEYWEST NO. THREE LTD who are listed as follows

(a) NORMAN FADA, DIRECTOR OF KEYWEST NO. THREE LTD, 156 BEACH ROAD, SOUTH SHIELDS, TYNE & WEAR, NE33 2NN

(b) STEPHEN KEYWORTH, DIRECTOR OF KEYWEST NO. THREE LTD, FARNDALE, HEPSCOTT, MORPETH, NE61 6LQ

(c) DEREK EDWARD WEST, DIRECTOR OF KEYWEST NO. THREE LTD, 397 SUNDERLAND ROAD, SOUTH SHIELDS, TYNE & WEAR, NE34 8DG

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NOTICES SENT TO LEASEHOLD OWNERS & OCCUPIERS

The developer has kindly provided us with the map which we have numbered accordingly as to the leasehold owners of the land, which you will find attached titled "MAP OF OWNERS & OCCUPIERS" overleaf.

We have spent hundreds of pounds purchasing land registry titles of both the freehold and leasehold owners and we hold all the records for ground floor properties and most of the titles and respective plans for the other apartments, however the following leasehold titles are not available (Error message from HM Land Registry website)

65 LONG ROW - SORRY, WE DO NOT HAVE A RECORD OF ANY TITLES FOR THIS PROPERTY. THIS DOES NOT NECESSARILY MEAN THAT THE PROPERTY IS UNREGISTERED.

66 LONG ROW - SORRY, WE DO NOT HAVE A RECORD OF ANY TITLES FOR THIS PROPERTY. THIS DOES NOT NECESSARILY MEAN THAT THE PROPERTY IS UNREGISTERED.

ELECTORAL ROLL

We have again checked the electoral roll, on the 28th of February and would like to make the following comments.

1. 26 Long Row still has no record on the electoral roll, so we have sent the letter to the leasehold owner as shown on the Land Registry Deeds.
2. 29 Long Row now has no record on the electoral roll, so we have sent the letter to the leasehold owner as shown on the Land Registry Deeds.
3. 38 Long Row still has no record on the electoral roll, so we have sent the letter to the leasehold owner as shown on the Land Registry Deeds.
4. 44 Long Row now has no record on the electoral roll, so we have sent the letter to the leasehold owner as shown on the Land Registry Deeds.
5. 51 Long Row still has no record on the electoral roll, so we have sent the letter to the leasehold owner as shown on the Land Registry Deeds.
6. 16 Long Row, one named person has been removed from the electoral roll.
7. 17 Long Row, one named person has been removed from the electoral roll.
8. 21 Long Row, one named person has been added to the electoral roll.
9. 22 Long Row, it appears as though the occupiers have changed.
10. 54 Long Row, one named person has been removed from the electoral roll.
11. 61 Long Row, one named person has been removed from the electoral roll, however they are still shown on the land registry title.

All those leasehold owners and occupiers shown on the attached list have been sent a third individual notice on the 25th of July 2022 by way of second-class post so they are all now once again on record that we have submitted another DMMO application to South Tyneside Council.

We will email a copy of the spreadsheet as it has detailed information on all of the steps, we have taken in our discovery process.

If you have any enquiries with regards to any specific address, then please let us know.