



**PROPERTY CHAMBER, LAND REGISTRATION
FIRST-TIER TRIBUNAL**

Case Number: REF/2016/0766
Title Numbers: SY630302
Property: 20, 21 AND 22 The Hythe Egham
Applicant: David Bailly
Respondent: Vernon Hugh Gamester and Lady Jane Margaret Gamester
Date: 24th March 2017

ORDER

UPON HEARING the Applicant in person (Catherine Tappin) and Counsel Mr Moulder for the Respondents

IT IS ORDERED THAT the Chief Land Registrar shall give effect to the Respondents' application in Form UN4 dated 9th June 2004 to cancel the Applicant's Unilateral Notice

REASONS

1. This came on for hearing as a preliminary issue. I heard arguments from both parties.
2. I have provided full reasons for this decision in a recorded oral judgment.
3. Essentially, the letter dated 2nd January 2015, relied on by the Applicant as a contract by the Respondents to sell him a parcel of land at a price of £60,000, does not comply with the requirements of section 2 of the Law of Property (Miscellaneous Provisions) Act 1989. Accordingly, it is not an enforceable contract, and cannot therefore support the maintenance of a Unilateral Notice.
4. It follows that the Applicant's objection to the UN4 cannot be justified, and the Respondents' application to cancel the Unilateral Notice must succeed.

Dated this 24th March 2017

Owen Rhys

BY ORDER OF THE TRIBUNAL

