



HM Land Registry
DX 427301
BILSTON 3

YOUR REF BK543426
OUR REF 54643.004/PS/PS
REPLY TO London
T 02074816390
E Peter.Spencer@wellerslawgroup.com
DX London City 1071
DATE 18th March 2026

noticerresponse@landregistry.gov.uk

Dear Sirs

**Re: Datchet Village Hall, Allen Way, Datchet, Slough SL3 9HR (the Land)
pending first registration BK543426**

We act on behalf of Datchet Parish Council (the PC) and write in relation to the above pending first registration of the Land. Please treat this letter as an objection under section 73(1) of the Land Registration Act 2002.

Our client's objection to the pending first registration is based upon the following grounds:-

1. Datchet Recreational Centre Charitable Trust (the Charity) (charity registration no.252303) was established by a Trust Deed dated 21st March 1967 (the Trust Deed) and made between Deys Randolph as benefactor and Trevyor Bryan Owen and Robert William Wilson (the Original Trustees) as Trustees of the Charity. A copy of the Trust Deed is attached to this objection;
2. On 4th April 1967, Louisa Alexandra Sabatini conveyed the Land to the Original Trustees (the 1967 Conveyance - a copy of the 1967 Conveyance is attached to this objection) to be held upon the charitable trusts created by the Trust Deed. The land formed the principal asset of the Charity;
3. On June 1967, by a Deed of Appointment (the 1967 Deed of Appointment), the Original Trustees retired as Trustees of the Charity and appointed our Client (the PC) as sole Trustee of the Charity. A copy of the 1967 Deed of Appointment is attached to this objection;
4. Two individuals, Monica Davies and Ewan Larcombe, who we believe are the individuals who have submitted the application for first registration of the Land and purport to be the Trustees of the Charity (the Applicants) have queried the validity of the 1967 Deed of Appointment, through their Solicitors AV Law (who are the Conveyancers who made the application for first registration of the Land) and there is

REGISTERED OFFICE: Tenison House, Tweedy Road, Bromley BR1 3NF. T: 020 8464 4242 | LONDON OFFICE: 65 Leadenhall Street London EC3A 2AD. T: 020 7481 2422
SURREY OFFICE: 22a High Street, Bookham Surrey KT23 4AG. T: 01372 750100 | SURREY OFFICE: Butler House, Guildford Road, Bookham KT23 4HB. T: 01483 284567
SEVENOAKS OFFICE: 50-52 London Road, Sevenoaks, Kent TN13 1AS. T: 01732 457575 | CHISLEHURST OFFICE: 1a Bromley Lane, Chislehurst, Kent BR7 6LH. T: 020 8295 1989

Wellers is a trading name of Wellers Law Group LLP, registered number OC350170, authorised and regulated by the Solicitors Regulation Authority, number 525515.
VAT number 205712985. A list of LLP members can be requested from our Bromley office.

an ongoing dispute between the PC and the Applicants as to whether the PC or the Applicants are the Trustees of the Charity;

5. We have seen no evidence of any Deed after the 1967 Deed of Appointment which appoints any individuals as Trustees of the Charity and therefore we have had not had sight of any evidence that the Applicants or any other individuals should be the registered proprietor of the Land;
6. Our firm were in the process of preparing an application for first registration of the Land on behalf of our Client on the basis of the documentation attached to this objection and were also preparing Land Registry ST3 Forms because the originals of the copy documents which are attached to this objection have been lost. As part of the process of preparing the application for first registration, we had sight of the pending application for first registration against the Land and therefore considered it prudent to raise the objection expediently, but will continue to prepare the relevant ST3 Forms if the Land Registry need sight of these in considering the grounds of this objection and would be grateful if the Land Registry could confirm if they need sight of such ST3s;
7. We should note that on the Charity Commission register, (charity registration number 252303) the Applicants are noted as being the Trustees of the Charity. We have raised an objection to this with the Charity Commission through a Serious Incident Report (a copy of which is attached to this objection along with confirmation of receipt by the Charity Commission). The register of Charities is not definitive proof of trusteeship of a charity, because this is controlled by whomever has access to the Charity Commission online portal (which is currently controlled by the Applicants only). The Charity Commission's own register should not serve as evidence in ascertaining which party is the correct registered proprietor of the Land. We would consider that only a deed of appointment or other evidence of trusteeship in line with the Trustee Act 1925, Land Registration Rules 2003 and/or Charities Act 2011, should form part of the Land Registry's deliberations in this respect. This is supported by Land Registry Practice Guide 14 6.2 "Change of Trustees".

In summary, there is an ongoing dispute regarding the Trusteeship of the Charity (whether this should be the PC or the Applicants) which has manifested itself in the registration of the Land. Our client does not wish to negotiate and does not consider it possible to reach an agreement with the Applicants and we would consider it appropriate that this matter is transferred to the Land Registration division of the Property Chamber, First-tier Tribunal as soon as possible.

Yours faithfully

Wellers Law Group

Wellers Law Group LLP