

FRIENDS OF RAMUS WOODLAND



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Dear Resident,

I am pleased to inform you that we are now the new owners of the woodland behind your house so the first thing we wanted to do was inform you of this and introduce ourselves. I trust that the following paragraphs go some way in doing this. You may be aware that the woodland used to be owned by a Mr. John Spooner. Mr Spooner died last year and the woodland subsequently became available for sale. The sale was completed last week and we are now the owners of the land.

Who are we?

We called ourselves 'Friends of Ramus Woodland' as this suitably describes our intentions. The directors are Barry & Mary Dixey and Stan & Yvonne Hicks and we are residents of Beechwood Avenue.

What are our intentions?

In the past several neighbours approached the late Mr. Spooner and asked if they could buy a parcel of land behind their back gardens. He was reluctant to sell and it is fair to say that he had other intentions for the land for which he applied, and was subsequently refused, planning permission.

Our intention is exactly the opposite! We would like to offer you a parcel of land so that you can extend your boundary into the woodland.

How much land would I get?

It would be a parcel of land that extends 100' from your legal boundary and would follow the line of your existing boundary with your neighbour's property. The new boundary into the woods will soon be marked out by stakes that we will erect soon to show you exactly where the boundary will extend to.

Some people have already extended into the woods

Clearly this was an un-official encroachment and this is your chance to make it legal at the same time as accruing some more woodland. For those residents who choose not to buy the parcel of land we will be asking them to retreat back to their original boundary.

How much will this cost?

The cost of each parcel of land will be £9,000.

Will this add value to my property?

We approached a local estate agent and he estimated that the extra woodland would add about £15,000 to the value of your property.

Are there any extra costs?

There would be an administration fee of £295 to cover our legal expenses and other administration costs. This would be paid at the start of proceedings and act as a non-refundable deposit.

Can I make an offer?

I suppose the answer is Yes.... but it will not be accepted! In order to be fair to everybody the figures mentioned are non-negotiable as it may cause friction should one resident find out that their neighbour had paid a lesser amount. We sought advice as to what would be a reasonable amount to ask and this was the figure that was advised and which we think is fair.

What happens to the land immediately behind my house if I decide not to buy it?

It's not a problem if you do not wish to buy the land behind your property but should you wish to not take up the offer it will be offered for sale, in the first instance, to your neighbours either side. Ultimately it will be offered to anyone else who may wish to buy it.

What will happen to the rest of the woodland?

Honestly we do not know yet? We intend to clear up some of the waste that has been discarded in the woodland and we will monitor the situation so that no further waste is deposited.

Are we allowed access?

We will be seeking legal advice to make sure that should someone enter the woodland and injure themselves e.g. trip and hurt themselves, we would not wish to be liable. However we know that children like to play and some people like to walk in the woods and subject to the above caveat we do not have any objection as people respect this environment.

So what do I do if I want to register my interest in buying a parcel of woodland?

Simply complete the tear off slip below to declare your interest and we will be in touch with you. If you have no intention of buying the parcel of land behind your house it would be very useful to us if you could also return the tear off slip advising us of this.

Thank you for taking the time to read this letter and we trust that this letter of introduction and Q&A section informs you of our intentions.

Kind regards,

Name _____ Address _____

Telephone number(s) _____

I am* / am not* interested in finding out more about purchasing a parcel of woodland immediately behind my house.

signed _____ PRINT NAME _____

* delete as necessary