

Sue Jandy
The Crown Estate
Rural Estates Department
16 Carlton House Terrace
London
SW1Y 5AH

contact: Siobhan O'Donoghue
tel: 020 8359 4483
e-mail: siobhan.odonoghue@barnet.gov.uk
fax: 020 8359 4989
date: 22 April, 2002
our reference: VAL/SOD/2394
your reference: 65-00-0B29

Subject to Contract / Without Prejudice

Dear Ms Jandy

Campden Development Ltd (Dissolved)
Land on the northwest side of Cricklewood Broadway, Barnet

I refer to our recent telephone conversation in connection with Campden Developments Limited (Dissolved) and the land contained in title NGL 627424.

As advised, complaints have been received from the adjoining landowner, B & Q who are concerned that the site is not being maintained correctly and is therefore attracting graffiti, increased litter and vagrants. The council is not in a position to manage this site, as it does not fall within its ownership, creating a difficulty in resolving these issues.

I understand from our telephone conversation that The Crown Estate is willing to transfer this land to the London Borough of Barnet. The Council is content that they should be expected to pay a nominal fee representing the value of this land together with your reasonable legal fees to complete this transaction.

The attached photographs represent the status of the land, currently used as gardens with a pathway leading to the Retail Park on Cricklewood Lane. The land is approximately 0.45 acres, which includes the footpath. A plan showing the location of this land has been attached for your reference.

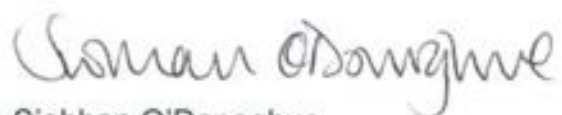
The Council is not currently aware any proposed development to this land, although you will see from the attached extract that the land is adjacent to the Cricklewood Regeneration Area. (Extract Drawing No: A & M 224, PD, 005 produced by Cricklewood Redevelopment Limited) The redevelopment area is shown outlined in red with your interest shown coloured green.

Part of Cricklewood Lane has been included in this re-development area for the purpose of improving the transport links to and from Cricklewood. This includes improvement to the station.

1. Log in
2. Appr p/ise
J 23/4

I look forward to receiving your response with regard to the above and your proposed remuneration for this site.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Siobhan O'Donoghue". The signature is written in a cursive, flowing style.

Siobhan O'Donoghue
Principal Valuer
For Head of Regeneration

Enc.