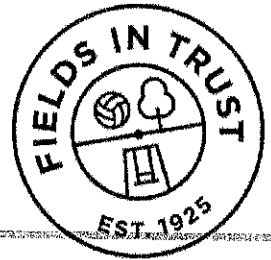


KING GEORGE'S FIELDS



Non-charitable Deed of Dedication

Mayfield & Five Ashes Parish Council (1)

and

Fields in Trust (2)

King George's Field, Court Meadow

THIS DEED OF DEDICATION is made on the 24th day of May 2023

BETWEEN

- (1) **MAYFIELD & FIVE ASHES PARISH COUNCIL** of The Old Manor House, High Street, Mayfield East Sussex TN20 6AL and its successors in title (**the Council**); and
- (2) **FIELDS IN TRUST** of Unit 2D Woodstock Studios, 36 Woodstock Grove, London W12 8LE, a Royal Charter Organisation established for charitable purposes (registered charity number 306070) as the trustee of the **KING GEORGE'S FIELDS FOUNDATION** (registered charity 220766) and its successors in title (**FIT**)

(The Council and FIT being together called the **Parties**)

WHEREAS:

1. The Council is the registered proprietor of the property more particularly specified in the Schedule (**the Property**).
2. To the extent that the dedication may amount to a disposal by the Council of its corporate property at an undervalue, it is declared that the Property does not exceed £2million in value and its disposal is permitted by the Local Government Act 1972 (General Disposal Consent (England) Order) 2003 or any amendment or replacement of it.
3. The Council in furtherance of section 111 of the Local Government Act 1972, section 127 of the Local Government Act 1972 and in compliance with the General Disposal Consent (England) Order 2003 and all other enabling powers now **DECLARES** that it shall henceforth hold the Property on charitable trust in perpetuity to permit the same to be used for charitable purposes for the public benefit as a public playing field, recreation ground, park, play space and open space, and gives the following undertakings:
 - 3.1 Not to use the Property or permit the Property to be used for any purpose other than as a public playing field, recreation ground, park, play space and open space provided that the use of that part of the Property identified on the plan attached to this Deed (**the Plan**) as a preschool and children's play area shall not be in breach of the Council's obligations in this clause 3.1;
 - 3.2 Not to grant, allow, suffer or permit the Property to be used other than for the purposes described in 3.1 without the prior consent of FIT save that;
 - 3.2.1 the holding of temporary events and festivals shall not require the consent of FIT;
 - but
 - 3.2.2 temporary events and festivals which require closure of not less than 25% of the land comprised within the Property and that closure will endure for 21 consecutive

days or more (to include setting up and setting down) per event shall require the prior consent of FIT;

- 3.3 Not (in so far as it has the power to do so) to dispose of the Property without the consent of FIT;
- 3.4 Not to erect, allow, permit or suffer any buildings, structures or alterations on the Property without the consent of FIT provided that temporary structures for events and festivals shall not require consent;
- 3.5 To inform FIT without delay of any proposals, intentions or decisions of the Council to grant, allow, suffer or permit:
 - 3.5.1 Disposals of the whole or part of the Property;
 - 3.5.2 The erection of any buildings, structures or alterations on the whole or part of the Property;
 - 3.5.3 The temporary closures of the whole or part of the Property;
- 3.6 To provide FIT with information in response to any reasonable request by FIT relating to the use at clause 3.1.
- 3.7 To maintain the Property and so far as is consistent with its duties as trustee of the Property to have regard to any advice given from time to time by FIT on the management and running of the Property;
- 3.8 To ensure public access over so much of the land retained by the Council as is registered at Land Registry under title number ESX272852 and shown edged blue on the Plan (the **Retained Land**) as is unbuilt on in order to get to and from the Property
- 3.9 At its own cost to maintain on the Property at the location indicated on the Plan (or in such other location as FIT approves, such approval not to be unreasonably withheld or delayed) two heraldic panels commemorative of His Late Majesty King George V in the form provided by FIT;
- 3.10 To apply for registration of the charitable trust with the Charity Commission when the annual income of the charitable trust has reached the minimum threshold for registering a charity;
- 3.11 To acknowledge that as a result of this declaration the Property is henceforth held in trust for a charity which is not an exempt charity and the restrictions on disposition contained in section 117 of the Charities Act 2011 (or any re-enactment, replacement or amendment of it) will apply to the Property, and that it will make application to the Land Registry to enter in the register such restriction as is from time to time prescribed by regulations in respect of charity property;

- 3.12 To apply within three months of the date of this Deed to the Land Registry to enter restrictions against the registered title of the Property in respect of this Deed in the following form:

"No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court."

"No disposition by the proprietor of the registered estate to which section 117 or section 124 of the Charities Act 2011 applies is to be registered unless the instrument contains a certificate complying with section 122(2) or section 125(2) of that Act as appropriate."

- 3.13 To apply within three months of the date of this Deed on form RX1 annexed hereto for the registration in the proprietorship register of the registered title of the Property at the Land Registry of a restriction to the following effect:

"No disposition of part of the registered estate identified on the plan edged in red annexed to a Deed of Dedication dated 24 / 05 / 2023 between Mayfield & Five Ashes Parish Council (1) and Fields in Trust (2) by the proprietor of the registered estate is to be registered without a written consent signed by Fields in Trust of Unit 2D, Woodstock Studios, 36 Woodstock Grove, London, W12 8LE or by its conveyancer"

- 3.14 To apply within three months of the date of this Deed on form AN1 annexed hereto for the registration in the charges register of the registered title of the Property at the Land Registry of a notice to the following effect:

"By a Deed of Dedication dated 24 / 05 / 2023 between Mayfield & Five Ashes Parish Council (1) and Fields in Trust (2) the part of the registered estate identified on the plan edged in red annexed to a Deed of Dedication dated 24 / 05 / 2023 was dedicated for use as a public playing field, recreation ground, park, play space and open space."

- 3.15 To supply FIT with evidence that the registrations referred to in clauses 3.12, 3.13 and 3.14 have been completed within a reasonable period of time after completion.

4. FIT undertakes that it will:

- 4.1 Respond without unreasonable delay to any notifications of intended disposal or erection of structures, or to any requests for advice; and
- 4.2 Notify the Council without unreasonable delay of any concerns or matters of advice to which it requires the Council to have regard.

5. Any consent given by FIT under this Deed may be granted subject to conditions.

6. At the request of FIT the Council will pay or require their solicitor to give an undertaking to pay FIT for all costs fees charges disbursements and expenses properly and reasonably

incurred by FIT in relation to every application made by the Council for consent required by the provisions of this Deed whether such consent is granted or refused or offered subject to any reasonable qualifications or conditions or whether the application is withdrawn.

7. The Council DEDICATES the Property as a Memorial to His Late Majesty King George V as a public playing field, recreation ground, park, play space and open space for the benefit of the inhabitants of Mayfield and thereabouts and the Property will continue to be known as "King George's Field, Court Meadow".
8. FIT confirms to the Council that save for clause 3.8 the provisions of this Deed do not apply to the Retained Land.

IN WITNESS whereof this Deed of Dedication is executed the day and year first before written.

SCHEDULE

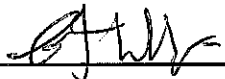
All that freehold property being land known as King George's Field, Court Meadow Tunbridge Wells Road, Mayfield which is shown edged red on the Plan being part of the land registered at HM Land Registry with Title Number ESX272852.

EXECUTED as a DEED on behalf of

MAYFIELD & FIVE ASHES PARISH COUNCIL pursuant to a resolution of the Council made on
17th April 2023

acting by:

COUNCILLOR

Signature: 

Name: C.J. LILLY

in the presence of

Signature 

Name: JANNA TODD, Clerk to Mayfield & Five Ashes Parish Council

Address: The Old Manor House, High Street, Mayfield, East Sussex, TN20 6AL

COUNCILLOR

Signature: 

Name: JAMES LENCH

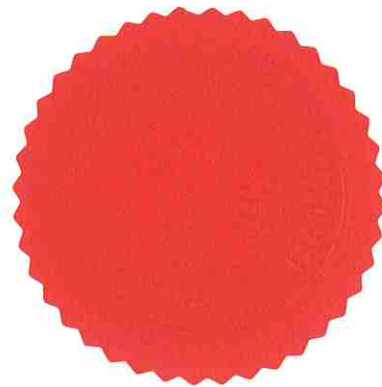
in the presence of

Signature 


Name: JANNA TODD, Clerk to Mayfield & Five Ashes Parish Council

Address: The Old Manor House, High Street, Mayfield, East Sussex, TN20 6AL

EXECUTED as a **DEED** by affixing
the **COMMON SEAL** of **FIELDS IN TRUST**
in the presence of:



Trustee: 

Chief Executive: 



SCALE 1:1250 @ A3

Two heraldic
panels and historic
information point

Pre School

Play
Area

shay

John Brett

BFLVg
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AN1

Conveyancer is a term used in this form. It is defined in rule 217A, Land Registration Rules 2003 and includes persons authorised under the Legal Services Act 2007 to provide reserved legal services relating to land registration and includes solicitors and licensed conveyancers.

Reference number
Fees debited £

The fee will be charged to the account specified in panel 7.

1	Local authority serving the property: East Sussex : Wealden				
2	Title number(s) of the property: ESX272852				
3	Property: King George's Field, Court Meadow Tunbridge Wells Road, Mayfield The interest to be protected by the agreed notice affects <input type="checkbox"/> the whole of the registered estate <input checked="" type="checkbox"/> part of the registered estate as shown: edged in red on the plan attached to the Deed of Dedication <input type="checkbox"/> the registered charge dated _____ in favour of:				
4	Application and fee <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">Application</td> <td style="width: 50%; padding: 5px;">Fee paid (£)</td> </tr> <tr> <td style="padding: 5px;">Entry of agreed notice</td> <td style="padding: 5px;"></td> </tr> </table> Fee payment method <input type="checkbox"/> cheque made payable to 'Land Registry' <input type="checkbox"/> direct debit, under an agreement with Land Registry	Application	Fee paid (£)	Entry of agreed notice	
Application	Fee paid (£)				
Entry of agreed notice					

List the documents lodged with this form. If this application is accompanied by either Form AP1 or FR1 please only complete the corresponding panel on Form AP1 or DL (if used). Original documents are only required if your application is a first registration, when we will return the originals if a certified copy has been supplied. If your application is not a first registration then we only need certified copies of deeds or documents you send to us with Land Registry application forms. Once we have made a copy of the documents you send to us, they will be destroyed, this applies to both originals and certified copies.

Provide the full name(s) of the person(s) applying to enter the notice. Where a conveyancer lodges the application, this must be the name(s) of the client(s), not the conveyancer.

This panel must always be completed.

If you are paying by direct debit, this will be the account charged.

This is the address to which we will normally send requisitions. However if you insert an email address, we will use this whenever possible.

Please state the interest to be noted.

For example, specify the date at the beginning of the noted entry.

5 Documents lodged with this form:

Certified copy of a Deed of Dedication dated and made between Mayfield & Five Ashes Parish Council (1) and Fields in Trust (2)

6 The applicant:

Mayfield & Five Ashes Parish Council

7 This application is sent to Land Registry by

Key number (if applicable): 8456945

Name: Cripps LLP
Address or UK DX box number:
Number 22, Mount Ephraim
Tunbridge Wells
Kent TN4 8AS

DX 3954 Tunbridge Wells

Email address: nick.rowe@cripps.co.uk
Reference: NDR/MA13091.8

Phone no: 01892 515121

Fax no: 01892 544878

8 The applicant applies to enter an agreed notice protecting the following interest:

"By a Deed of Dedication dated 2023 between Mayfield & Five Ashes Parish Council (1) and Fields in Trust (2) the part of the registered estate identified on the plan edged in red annexed to a Deed of Dedication dated 2023 was dedicated for use as a public playing field, recreation ground, park play space and open space."

The above interest is set out in [paragraph page of] the document [numbered] in [panel 5][Form AP1][Form DL].

If this is a variation of an interest that is already protected in the register by a notice, please identify the notice:

You must place 'X' in only one box in this panel.

List any supporting documents in panel 5 or on forms AP1 or DL (if used).

List any supporting documents in panel 5 or on forms AP1 or DL (if used).

List any supporting documents in panel 5 or on forms AP1 or DL (if used).

List any supporting documents in panel 5 or on forms AP1 or DL (if used).

List any supporting documents in panel 5 or on forms AP1 or DL (if used).

If a conveyancer is acting for the applicant, that conveyancer must sign. If no conveyancer is acting, the applicant (and if more than one person then each of them) must sign.

9	<p>The applicant is entitled to apply for an agreed notice because</p> <p>(A) Applicant is the registered proprietor</p> <p><input checked="" type="checkbox"/> The applicant is the registered proprietor of the estate/charge affected by the interest.</p> <p>(B) Applicant is entitled to be registered as the proprietor</p> <p><input type="checkbox"/> The applicant is the person entitled to be registered as the proprietor of the estate/charge affected by the interest. Evidence of such entitlement accompanies this application.</p> <p>(C) Consent of the registered proprietor or person entitled to be registered as the proprietor is enclosed</p> <p><input type="checkbox"/> The consent of the registered proprietor of the estate/charge affected by the interest accompanies this application.</p> <p><input type="checkbox"/> The consent of the registered proprietor of the estate/charge affected by the interest is contained in panel 11 of this form.</p> <p><input type="checkbox"/> The consent of the person entitled to be registered as the proprietor of the estate/charge affected by the interest and evidence of their entitlement to be so registered accompanies this application.</p> <p><input type="checkbox"/> The consent of the person entitled to be registered as proprietor of the estate/charge affected by the interest is contained in panel 11. Evidence that the person consenting to this application is entitled to be registered as proprietor of the registered estate/charge accompanies this application.</p> <p>(D) There is other evidence in support of the applicant's claim</p> <p><input type="checkbox"/> None of the above statements apply but evidence to establish the validity of the applicant's claim accompanies this application.</p>
10	<p>Signature of applicant or their conveyancer: _____</p> <p>Date: _____</p>

To be completed if referred to in the box ticked in panel 9.

11 I/we consent to the entry of a notice in the register of the title(s) specified in panel 2, to protect the interest specified in panel 8

Print full name

Signature

1.

1.

2.

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4.

WARNING

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

© Crown copyright (ref: LR/HO) 08/15

Land Registry

Application to enter a restriction

RX1

Any parts of the form that are not typed should be completed in black ink and in block capitals.

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Land Registry is unable to give legal advice, but you can find guidance on Land Registry applications (including our practice guides for conveyancers) at www.gov.uk/land-registry.

Conveyancer is a term used in this form. It is defined in rule 217A, Land Registration Rules 2003 and includes persons authorised under the Legal Services Act 2007 to provide reserved legal services relating to land registration and includes solicitors and licensed conveyancers.

LAND REGISTRY USE ONLY
Record of fees paid

Particulars of under/over payments

Reference number
Fees debited £

Where there is more than one local authority serving an area, enter the one to which council tax or business rates are normally paid.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

Place 'X' in the appropriate box.

Give a brief description of the part affected, for example 'edged red on the attached plan'.

Complete details of charge if appropriate.

To find out more about our fees visit www.gov.uk/government/collections/fees-land-registry-guides

Place 'X' in the appropriate box.

The fee will be charged to the account specified in panel 7.

1	Local authority serving the property: East Sussex : Wealden				
2	Title number(s) of the property: ESX272852				
3	Property: King George's Field, Court Meadow Tunbridge Wells Road, Mayfield The restriction applied for is to affect <input type="checkbox"/> the whole of the registered estate <input checked="" type="checkbox"/> the part(s) of the registered estate as shown: edged in red on the plan attached to the Deed of Dedication <input type="checkbox"/> the registered charge(s) dated _____ in favour of: _____				
4	Application and fee <table border="1"><thead><tr><th>Application</th><th>Fee paid (£)</th></tr></thead><tbody><tr><td>Entry of restriction</td><td></td></tr></tbody></table> Fee payment method <input type="checkbox"/> cheque made payable to 'Land Registry' <input type="checkbox"/> direct debit, under an agreement with Land Registry	Application	Fee paid (£)	Entry of restriction	
Application	Fee paid (£)				
Entry of restriction					

List the documents lodged with this form. If this application is accompanied by either Form AP1 or FR1 please only complete the corresponding panel on Form AP1 or DL (if used). Original documents are only required if your application is a first registration, when we will return the originals if a certified copy has been supplied. If your application is not a first registration then we only need certified copies of deeds or documents you send to us with Land Registry application forms. Once we have made a copy of the documents you send to us, they will be destroyed, this applies to both originals and certified copies.

Provide the full name(s) of the person(s) applying to enter the restriction. Where a conveyancer lodges the application, this must be the name(s) of the client(s), not the conveyancer.

This panel must always be completed.

If you are paying by direct debit, this will be the account charged.

This is the address to which we will normally send requisitions. However if you insert an email address, we will use this whenever possible. Where an application is lodged by e-DRS all documents and correspondence will be dealt with electronically.

5	Documents lodged with this form: Certified copy of a Deed of Dedication dated and made between Mayfield & Five Ashes Parish Council (1) and Fields in Trust (2)		
6	The applicant: Mayfield & Five Ashes Parish Council		
7	This application is sent to Land Registry by <table border="1"><tr><td>Key number (if applicable): 8456945</td></tr></table> Name: Cripps LLP Address or UK DX box number: Number 22, Mount Ephraim Tunbridge Wells Kent TN4 8AS DX 3954 Tunbridge Wells Email address: nick.rowe@cripps.co.uk Reference: NDR/MA13091.8	Key number (if applicable): 8456945	
Key number (if applicable): 8456945			
<table border="1"><tr><td>Phone no: 01892 515121</td><td>Fax no: 01892 544878</td></tr></table>		Phone no: 01892 515121	Fax no: 01892 544878
Phone no: 01892 515121	Fax no: 01892 544878		

You must place 'X' in only one box in this panel. See Practice Guide 19 If you are unsure which option you need to select.

If you are a conveyancer the certificate is sufficient to comply with Land Registry's requirements. If no conveyancer is acting, you must enclose evidence of the applicant's entitlement to be registered as proprietor with this application. Land Registry may destroy documents after scanning.

List any supporting documents in panel 5 or on Form AP1 or DL (if used).

If you are a conveyancer the certificate is sufficient to comply with Land Registry's requirements. If no conveyancer is acting, you must enclose the relevant consent with this application. Land Registry may destroy documents after scanning.

If you are a conveyancer the certificate is sufficient to comply with Land Registry's requirements. If no conveyancer is acting, you must enclose the relevant consent and evidence of entitlement to be registered as proprietor with this application. Land Registry may destroy documents after scanning.

List any supporting documents in panel 5 or on Form AP1 or DL (if used).

List any supporting documents in panel 5 or on Form AP1 or DL (if used).

8 The applicant is entitled to apply for a restriction because

(A) Applicant is the registered proprietor

- ☒ The applicant is the registered proprietor of the estate/charge referred to in panel 3

(B) Applicant is entitled to be registered as the proprietor

- ☐ Evidence of that entitlement accompanies this application
- ☐ I am the applicant's conveyancer and certify that I am satisfied that the applicant is entitled to be registered as proprietor and that I hold the originals of the documents that contain evidence of the applicant's entitlement, or an application for registration of the applicant as proprietor is pending at Land Registry

(C) Application made with the consent of the registered proprietor

- ☐ The relevant consent accompanies this application
- ☐ I am the applicant's conveyancer and certify that I hold the relevant consent

(D) Application made with the consent of person entitled to be registered as proprietor

- ☐ The relevant consent and evidence of that entitlement accompany this application
- ☐ I am the applicant's conveyancer and I certify that the relevant consent accompanies this application.

I also certify that I am satisfied that the person consenting to this application is entitled to be registered as proprietor and that I hold the originals of the documents that contain evidence of that person's entitlement, or an application for registration of that person as proprietor is pending at Land Registry

- ☐ I am the applicant's conveyancer and I certify that I hold the relevant consent.

I also certify that I am satisfied that the person consenting to this application is entitled to be registered as proprietor and that I hold the originals of the documents that contain evidence of that person's entitlement, or an application for registration of that person as proprietor is pending at Land Registry

(E) Other evidence in support of applicant's claim

None of the above statements applies but the applicant has the following sufficient interest in the making of the entry of the restriction applied for in panel 9

- ☐ The applicant has made the statement in panel 12
- ☐ I am the applicant's conveyancer and I certify as to the applicant's interest in panel 13

Set out in full the wording of the restriction required. For standard form restrictions, also insert the reference letter(s) of the form. For non-standard form restrictions delete the words in square brackets. Standard forms of restriction are set out in Schedule 4 to the Land Registration Rules 2003. Further guidance is contained in Practice Guide 19.

You must set out the wording of the restriction in full, unless you are applying for a standard form of restriction that has no variable content.

You must include the address(es) for service where a standard form of restriction requires an address to be included or where any other restriction requires a consent or certificate to be provided, or notice to be served on the restrictioneer. Each restrictioneer may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

If the restriction refers to a registered company or limited liability partnership incorporated anywhere in the United Kingdom include the registered number (including any prefix) immediately after the name of the company. For an overseas company include the territory of incorporation and if its particulars are registered at Companies House, state the registered number in England and Wales.

If a conveyancer is acting for the applicant, that conveyancer must sign. If no conveyancer is acting, the applicant (and if more than one person then each of them) must sign.

The conveyancer must sign if they have given one of the certificates referred to in panel 8.

See panel 8.

9 The applicant applies to enter a restriction [in standard form] against the estate/charge referred to in panel 3 in the following words:

"No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court."

"No disposition by the proprietor of the registered estate to which section 117 or section 124 of the Charities Act 2011 applies is to be registered unless the instrument contains a certificate complying with section 122(2) or section 125(2) of that Act as appropriate."

"No disposition of part of the registered estate identified on the plan edged in red annexed to a Deed of Dedication dated 2023 between Mayfield & Five Ashes Parish Council (1) and Fields in Trust (2) by the proprietor of the registered estate is to be registered without a written consent signed by Fields in Trust of Unit 2D, Woodstock Studios, 36 Woodstock Grove, London, W12 8LE or by its conveyancer"

10

Signature of applicant
or their conveyancer: _____

Date:

11

I/We consent to the entry of the restriction specified in panel 9 against the estate or charge referred to in panel 3.

Print full name

Signature

1.

1.

2.

2.

3.

3.

4.

4.

Only complete this panel if you have completed option (E) in panel 8. If a conveyancer is lodging the application, the conveyancer may either complete panel 13 and leave this panel blank, or may arrange for the applicant to complete this panel.

Set out the nature of the applicant's interest.

Set out details of the circumstances in which the interest arose.

List any supporting documents in panel 5 or on Form AP1 or DL (if used).

See the warnings at the end of this form.

Only complete this panel if you have completed option (E) in panel 8 and a conveyancer is lodging the application.

Set out the nature of the applicant's interest.

Set out details of the circumstances in which the interest arose.

List any supporting documents in panel 5 or on Form AP1 or DL (if used).

See the warnings at the end of this form.

12 The applicant states that the applicant has a sufficient interest in the restriction being entered in the register.

Nature of applicant's interest:

Details of how the applicant's interest arose:

Signature of applicant: _____

13 I certify that the applicant has a sufficient interest in the restriction being entered in the register.

Nature of applicant's interest:

Details of how the applicant's interest arose:

Signature of conveyancer: _____

The conveyancer's full name is:

WARNING

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.