

Fladbury Parish Council
Public Meeting
August 30th, 2023

Purpose

To update on the Parish Council's proposals relating to the future of Fladbury Mill, the field and the Nait.

To outline the financial aspects of the proposals

To receive feedback on the proposals

Update

In October 2019, we advised that David Wynn had entered into discussions with Parish Council with a view to the field and the Nait being gifted to the community.

At that meeting, we sought your support to continue these discussions with the aim of a legal transfer being finalised. The meeting agreed that the process should continue.

In March 2020, as COVID cases began to increase, we entered the first lockdown and this led to a hiatus in that process.

During the succeeding months David's health deteriorated and he sadly died in July 2021.

Update

In October 2021 at a second public meeting we advised on the outline of the terms of the will.

Fladbury Mill was to be left to the Society for the Protection of Ancient Buildings (SPAB).

The Field and the Nait were to be left to the Parish Council.

Probate was granted in May 2022 and the terms of the will became public.

Fladbury Mill

The Mill has been left to the Society for the Protection of Ancient Buildings – SPAB

Founded in 1877, SPAB is the UK's oldest organisation for building conservation.

A UK based, international charity funded by membership, donations, legacies and grants.

Since the 1930s, SPAB has had a mills section of which David was a member.

SPAB does not manage properties open to the public like the National Trust

SPAB is to include the Mill as part of its charitable work



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The Field and the Nait

David has left the field and the Nait to the Parish Council as representatives of the people of the village

The Parish Council is finalising a management plan for the land to submit to the executors

This will include how we plan to manage the land, finance the maintenance and ensure its future.

The Parish Council will become the custodians of the land in a similar way to how the Recreation Ground is currently managed.

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When the terms of the will became known, it became clear that David had wanted to redraw the boundaries between the Mill and the field. COVID and his death had prevented this from being achieved.

SPAB were keen to extend the garden in this small way as it would allow them additional garden for the re-introduction of the holiday let; it would also accommodate occasional parking for courses to be run at the Mill.

David had already fenced part of the field as a forerunner of the process and SPAB would like to formalise the transfer by purchasing the land from the Parish Council.

So, let's look at the areas in question



Upper Moor

Lower Moor

Fladbury Fladbury

Charlton

Google Earth

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Google Earth

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Untitled Map

Field and Nait Close up

Legend

 The Chequers Inn



60 m



Clarification

The will clearly sets out that the land to be bequeathed to the Parish Council is that represented in the HM Land Registry Title No. W99048.



Google Earth

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Google Earth

©2018 Google

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David wished to amend this title to extend the Mill garden. The process had begun by moving the fence line that separates the Mill garden from the field.



Google Earth

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David wished to amend this title to extend the Mill garden. The process had begun by moving the fence line that separates the Mill garden from the field.

To complete the process, the Parish Council has resolved to sell to SPAB the land already fenced in and the additional element delineated by the mown path.



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David wished to amend this title to extend the Mill garden. The process had begun by moving the fence line that separates the Mill garden from the field.

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The total amount of land this represents is around 3.7% of the total area gifted.

The agreed price is £17,500 which will allow us to meet our legal costs and to invest in the land.

Next Steps

The Parish Council has formally resolved to accept the gift and will communicate this to the executors and will submit our financial and maintenance plans.

The Parish Council has also formally resolved to seek a sum of £17,500 for the land which will form the extension to the Mill garden.

The process of conveying the land to SPAB and the registering the revised title will be undertaken.

What happens if the gift fails?

Within the terms of the Will, it states 'if this gift fails (for whatever reason) I give the same to the charity known as the Society for the Protection of Ancient Buildings....'

If this should be the case, then the field and the Nait would come into the ownership of SPAB and out of the control of the Parish Council.

This is obviously not the outcome that David wished to see but he obviously considered it a possibility and made provision for it in his Will.

Timescales

Our acceptance of the gift and the agreement covering the financial and maintenance plans should only take a few weeks.

The legal processes involving the conveying of the land and the registration of title may take a couple of months to complete. This will include ensuring that the parcel of land conveyed to SPAB is protected with suitable covenants that will prevent the land being surfaced, lit or developed in any way.

In Conclusion

David's vision for the land as a green space for the village is realised

The amenity and the access to the field and Nait for residents are unaffected.

The viability of the Mill is enhanced for SPAB

The Parish Council receives £17,500 to invest in the land and to meet its costs.

And finally....

David and Angela Wynn have given us an extraordinarily generous gift, let's respect their vision, their ambition and their affection for this village.

Questions & Discussion