

Property Responsibilities of Charney Bassett Parish Council

1 The Village Hall, Chapel Lane.

The Methodist Chapel in Chapel Lane was sold (for £150) to Mrs DE Thomson (then resident at the White House) on 10 February 1956. She gave it to the Parish Council for use as a village hall. There is a covenant that it shall not be used for the manufacture, distribution, sale or supply of intoxicating liquors; nor for use as a public dance hall; nor for gambling.

On 14 June 1988 a charity for the Village Hall was set up (charity number 294765) with the Parish Council as Custodian Trustee. This was altered on 29 August 2002 so that the charity known as "Charney Bassett Village Hall" became "Charney Hall and Field Trust "(CHAFT), (with the same charity number). CHAFT manages the Village Hall (and Charney Field, see 2 below). The property (land and building) is owned by the Parish Council as shown in Land Registry title ON277288 dated 19 March 2008, when it was first registered.

There is a further restriction on the property relating to the TOE grant that we received for the building works completed in 2010. This prevents disposal of the property without a certificate from Waste Recycling Environmental (WREN).

2 Charney Field.

The Parish Council leased the former school playing field from Oxfordshire County Council from December 1990 until May 2000, for an annual fee of £150. The Parish Council no longer has any involvement with this land.

The Parish Council purchased the 1.49 ha former allotments from Oxfordshire County Council in July 2001 for £25000. This is now known as Charney Field, and is managed by CHAFT. The property is owned by the Parish Council as shown in Land Registry title ON229496 dated 13 July 2001.

3 Charney Mill, Lyford Road.

Charney Mill is owned by Oxfordshire County Council. It is recorded in Land Registry title number ON 133291. It has been leased by the Parish Council since December 2002, for a peppercorn rent (if demanded). Oxfordshire County Council paid electricity charges until September 2014, after which it required the Parish Council to pay these.

4 Ock Green & the Jubilee Orchard, Lyford Road.

These adjacent pieces of land are owned by Friends Trust Limited, and form part of the property of Charney Manor. The Parish Council has leased this land since 13 February 1996, for a yearly sum of £1 (if demanded). The Parish Council maintains the land as an amenity for the parishioners of Charney Bassett. In 2012 we planted an orchard in the walled section, now called the Jubilee Orchard to commemorate the Queen's Diamond Jubilee.

5 Charney Bassett Village Green, the Green.

The village green is common land. Under the Commons Registration Act 1965, in a letter of 27 October 1975, Berkshire County Council directed Oxfordshire County Council, as

registration authority, to register Charney Bassett PC as the owner of the land under section 8(3) of the Act. (Charney Bassett had been in Berkshire until 1 April 1974).

6 The Telephone Kiosk, Main Street.

The redundant BT Type K6 telephone kiosk was sold by BT to the Parish Council as recorded in the agreement for the sale of 22 April 2010. The PC now maintains a defibrillator there.

7 Orchard Green, Orchard Close.

Ownership of this is unclear. The land on which the electricity substation stands was transferred from the developer of Orchard Close (Olymgrand Property Co Ltd) to Southern Electric Company. The Parish Council maintains the grass and the bus shelter.

8 The Bridle Path.

The Bridle Path is owned by the Parish Council. It was purchased from Oxfordshire County Council in 2001 as part of arrangements when Charney Field was purchased. However, the Parish Council does not have responsibility for its condition because it is a bridle path, and as such, has to be maintained by Oxfordshire County Council. These and further details are given in a note of 24 January 2004 by the previous Clerk to the Parish Council.

9 Other Pieces of Land.

9.1 Grassed area W of St Peter's Church.

9.2 Grassed area by Telephone Kiosk.

These two pieces are maintained by the Parish Council.

9.3 Grassed area outside Straddlestones at Chapel Lane entrance.

9.4 Grassed area at junction of Main Street and Buckland Road.

This piece is maintained by a resident.

Stephen K Cowlam,
Clerk to the Parish Council
1 April 2015.

(1st revision, 21 January 2016)

(2nd revision, 12 April 2016)