

Representations to the Order with covering list of names:

Mr Clive and Mrs Cindee Taylor

REDACTED

24th June 2023

REDACTED

Sue Phillips
Definitive Map Team
Spatial Planning
County Hall
Colliton Park
Dorchester
DT1 1XJ

Ref: RW/SP/T721

To Sue Phillips

Wildlife and Countryside Act 1981
Dorset County Council (Part of Bridleway to be added at Stourton Caundle)
Definitive Map and Statement Modification Order 2023.

I write with reference to your notification of the 24th of May 2023.

I wish to object to the reinstatement of the bridleway grid reference A – ST 71161348 to B – ST71181355. The reason why I am objecting is that when I purchased the property know as Rowden Mill House on the 4th December 2020 there was no bridleway in existence abutting Rowden Mill House. This was according to the definitive map and legal enquiries made of Dorset County Council. I was later informed of the omission of this section of the bridle path.

I have been professionally advised (letter attached) that the reinstalment of this bridleway will have a significant detrimental effect on the value of my property and as such, should the path be reinstated, I will be considering taking legal action in an attempt to recover my financial losses from Dorset County Council.

Yours sincerely,

Clive Taylor.

Our Ref: MAKL/RH046
3 June 2021

Mr C and Mrs C Taylor
REDACTED

Dear Mr and Mrs Taylor

IMPACT ON VALUE TO ROWDEN MILL HOUSE DUE TO PUBLIC RIGHT OF WAY

Thank you for your instructions to provide you with professional advice regarding the value of Rowden Mill House, Stourton Caundle.

You purchased the property in 2020 on the understanding that the grounds are dissected by a private right of way serving Rowden Mill Farm which is owned by a third party. It has recently become evident that the track dissecting the property is in fact a public bridleway.

Rowden Mill House was formally valued by this firm in November 2019 and in accordance with RICS valuation guidelines, due diligence searches were carried out. It was noted from information provided by Dorset Council that there were public rights of way nearby but none that directly impact Rowden Mill House. We have since discovered that the information regarding Dorset rights of way is unclear and therefore the November 2019 valuation report incorrectly states that no public rights of way affect the property.

We understand property searches conducted by your solicitors received a response from Dorset Council stating no public rights of way cross or abut the property.

The existence of a public right of way passing through your property does have a significant impact on its value and may have led you to reach a different decision at the time of purchase. Public rights of way impact on people's quiet enjoyment and the privacy of their own property and frequently alter the desirability of a house when viewed by potential purchasers.

It is our opinion that the value of Rowden Mill House is detrimentally impacted by the public right of way that passes through the grounds, by approximately £50,000.

**Symonds
& Sampson**

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Symonds & Sampson LLP
Agriculture House
Market Place
Sturminster Newton
Dorset DT10 1DU

Agricultural 01258 472244
Residential 01258 473766
Lettings 01258 474265
Fax 01258 472540

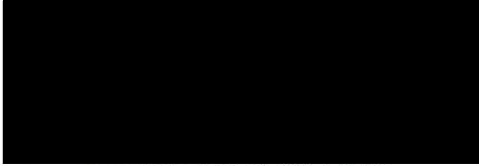
sturminster@symondsandsampson.co.uk
www.symondsandsampson.co.uk

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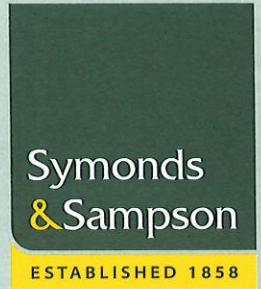
Regulated by RICS

I trust the letter provides the clarification you are seeking and that you will revert back to us if you have any further queries.

Yours sincerely



MARK LEWIS FRICS FAAV FNAVA
Partner
T: 01258 473766
E: mlewis@symondsandsampson.co.uk



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Market Place
Sturminster Newton
Dorset DT10 1DU

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