

The Crown Estate Disclosure Log

Case no: 1150
Date received: 3 December 2019
Subject: Sale of Land Bryanston Estate
Request response
<p>Thank you for your request for information regarding the sale of land at our former Bryanston Estate in 2015.</p> <p>I have repeated your questions below and have added a response against each.</p> <ol style="list-style-type: none"> <li>1. <i>The sale price.</i> The sale price is included in the information provided under item 2 below.</li> <li>2. <i>Any cost-benefit analysis or business case carried out by The Crown Estate in weighing up whether to sell Bryanston to Viscount Rothermere.</i> I have attached the relevant information which was presented for approval for the sale, which includes the business case. The personal information of tenants has been redacted under the exemption in section 40(2) of the Act, as disclosure would breach the first data protection principle. Section 40(2) is an absolute exemption so we do not need to apply the public interest test.</li> <li>3. <i>There is a public interest in knowing what factors were included in TCE's assessment of the sale, and particularly whether the tax status of the buyer was considered. TCE's press release pointedly states that the sale was agreed with "a UK based company". Bryanston (RFE) Limited is indeed registered in the UK, but as examination of its 2018 annual accounts shows, "the immediate shareholders are Bryanston Estate Holding 1 Ltd and Bryanston Estate Holding 2 Ltd, both incorporated in Jersey." Was this information known to The Crown Estate at the time of sale and considered a factor in the sale? We do not hold any information to answer this part of your request.</i></li> <li>4. <i>Details of the unregistered land that was included in the sale of the Bryanston Estate, including a map.</i> A map of the land included in the sale is included in the third attachment. The definitive record of what was sold is held at the <a href="#">Land Registry</a> and this information is exempt under section 21 of the Act in that it is reasonably accessible to you by other means. We do not hold a map of land which was specifically unregistered and formed part of the sale.</li> <li>5. <i>Bryanston (RFE) Ltd's registration of a charge for the purchase of the Bryanston Estate in 2015 <a href="#">states</a> that besides the purchase of numerous registered land titles, the purchase included a 'transfer' of unregistered land and buildings. It appears that this land was not registered with the Land Registry at the time, despite registration being required if any land or property changes hands (since the 2002 Land Registration Act). Please release:</i> <ol style="list-style-type: none"> <li>a) a map of the unregistered land and buildings that were transferred to Viscount Rothermere's company.</li> </ol> </li> </ol>

We do not hold a map of land which was specifically unregistered and formed part of the sale.

- b)** *any correspondence or agreement made with Viscount Rothermere or Bryanstone (RFE) Ltd to ensure the land was registered.*

We do not hold the information requested. The Crown Estate does not bear any responsibility to ensure that third parties comply with the law on registration. However, we believe that the land we sold has been registered, although that information is formally held by the Land Registry.

You can find out if a property is registered, find the owner, how far its general boundaries extend and whether it's at risk of flooding by ordering an official copy of the register. There is a fee – for example a copy of the title register for a property is currently £3.

<https://www.gov.uk/search-property-information-land-registry>

You can get copies of title deeds from the Land Registry for any given property. There is a fee and currently each deed document costs £7.

<https://www.gov.uk/get-information-about-property-and-land/copies-of-deeds>

If you are not satisfied with this response, you may complain or appeal our decision, which will be investigated through an Internal Review. If you are not content with the outcome of the Internal Review, you have the right to refer your complaint directly to the Information Commissioner for a decision. Please note that the Information Commissioner cannot make a decision unless you have first exhausted our own complaints procedure.