

Mr M Fickling
23 Waterman's Yard
Norwich, NR2 4SD

19th January 2024

Dear Sirs

My brother and I have recently inherited 5 and 6 Boatman's Row from our deceased mother.

We are seeking to extend an existing right of access that abuts the boundary of a property. The property in question is 5/6 Boatmans Row, Wells-Next-The-Sea, NR23 1BD.

Access has previously been made for the benefit of numbers 1, 2, 3 and 4 by removing a section of wall bounding Dogger Lane and giving up the southern section of the respective gardens for the ingress and parking of cars. I have attached two photos that show this situation facing east from the boundary of 5/6 which is delineated by the flimsy wooden fence.

It seems to me that there might be some common law provision that naturally allows the extension of access rights when that access abuts a property, especially when 5/6 suffers from the same lack of parking as the other cottages used to have.

I look forward to hearing to hearing your opinion this matter together with your guidance on how I can proceed towards realising such an extension of access.

Yours faithfully,
Melvyn Fickling

