



**FIRST-TIER TRIBUNAL
PROPERTY CHAMBER (RESIDENTIAL
PROPERTY)**

Case reference : **LON/00AG/OCE/2025/0091**

Property : **17 Priory Terrace, London NW6 4DG**

Applicant : **17 Priory Terrace Freehold Limited**

Representative : **Gregsons solicitors**

Respondent : **Assethold Limited**

Representative : **Eagerstates Limited**

Type of application : **Collective enfranchisement under s24
(1) Leasehold Reform, Housing and
Urban Development Act 1993**

Tribunal member(s) : **Judge Dutton**

Date of Directions : **27 January 2026**

DIRECTIONS

The parties may agree between themselves any reasonable change to the dates in these Directions EXCEPT for the date of sending the bundles and the hearing date/s.

Full hearing (date/time):	The tribunal will determine the matters on the papers in the week commencing 30 March 2026 unless either party requests a hearing, in which case the tribunal will notify the parties of the hearing date.
Inspection (date/time):	To be arranged by the tribunal if required

Communicating with the Tribunal

- Unless directed otherwise, all communications to the tribunal, including the filing of documents and bundles, should be by **email ONLY**, attaching a letter in Word format. Emails must be sent to London.RAP@justice.gov.uk and all communications must be copied to the other party or parties at the same time. The attachment size limit is 36MB. Larger files should be uploaded to a secure file sharing website and a web link provided.
- If a party does not have email, access to the Internet and/or cannot prepare digital documents, they should contact the case officer about alternative arrangements.
- Documents prepared for the tribunal should be easy to read. If possible, they should be typed and use a font-size of not less than 12.

BACKGROUND

- The Applicant seeks to acquire the freehold of the property 17 Priory Terrace, London NW6 4DG.
- The Applicant asserts that all terms of acquisition have been agreed save for the terms of the transfer and seeks the removal of the stay.
- The Respondent replies indicating that it sees no need to amend the timeline, alleging that the Applicant *“hasn’t even tried to negotiate this”*
- Either party may seek to remove the stay and accordingly the following directions will apply.

DIRECTIONS

1. By **13 February 2026** the Applicants shall send (by email or post) to the Respondent and to the Tribunal its statement setting out the terms it says have been agreed and its submissions in support of the terms of the proposed transfer, exhibiting same and highlighting the terms in dispute.
2. By **27 February 2026** the Respondent shall send (by email or post) to the Applicant and to the tribunal its statement in response confirming whether the purchase price is agreed and set out the terms of the transfer it proposes with reasons why.
3. By **13 March 2026** the Applicant shall be entitled to make a short reply to the issues.

Paper determination –

4. This case is allocated to the **paper track** (i.e. determination on the basis of written representations. The tribunal will determine the matter during the week commencing **30 March 2026** on the basis of the document bundles.
5. However, any party may make a request to the tribunal that a hearing should be held. Any such **request for a hearing should be made by 20 February 2026**, giving an indication of any dates to avoid. The tribunal will then notify the parties of the hearing date.

Applications:

Applications for further directions, interim orders, variations of existing directions, or a postponement of the final hearing/determination must be made using form Order 1

Non-Compliance with Directions:

If any party fails to comply with these directions the Tribunal may in any event determine the issues in dispute on the basis of such information and evidence as is available.

If the applicant fails to comply with these directions the tribunal may strike out all or part of their case pursuant to rule 9(3)(a) of the Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013 (“the 2013 Rules”).

If the respondent fails to comply with these directions the tribunal may bar them from taking any further part in all or part of these proceedings and may determine all issues against it pursuant to rules 9(7) and (8) of the 2013 Rules.