

Bishophthorpe Parish Council
Field 84 and Riverbank Update
24th August 2026 Update

This report is to update on significant events since the report dated 28th July 2026.

1. The Land Registry have confirmed that the Ordnance Survey of the field and riverbank has been completed by the OS and this along with both FR1's are with the departmental solicitor for review. A copy of the survey has been requested from LR. The LR are unable to give a specific timetable for response.
2. The Land Registry have confirmed that the TR1 dated 19th December 2023 between The Boatyard York Limited and Bishophthorpe Moorings and Marina Limited was completed in respect of the registered land but did not proceed in respect of the unregistered land (Property 3) which relates to the field and riverbank.
3. Following the discussion at the last PC meeting Ramsdens have been stood down to avoid incurring direct cost to the PC. They remain on standby.
4. A client care letter (7th August) has been signed with the PC legal expenses insurer's panel solicitor, and a set of background documents has been provided. The insurers have appointed a lead solicitor who is reviewing the case and will respond shortly.
5. The Boatyard York Limited (02110923) changed its name to The Riverfront York Limited on the 25th July 2025. Peter Mandy resigned as a director on the 19th December 2023 and Kerrie Cook remains as the sole director. The company had negative net assets of £8k on the 31st December 2024 and has not yet filed accounts for 2025. The Riverfront is a wholly owned subsidiary of Carnaby Properties Limited.
6. Bishophthorpe Moorings and Marina Limited (15322890) was incorporated on the 1st December 2023. Brittany Mandy is the sole director, but Brittany and Brigid Mandy are both persons with significant interest. On 31st December 2024, the company had net assets of £21,112.
7. The above background checks may be relevant to any future proceedings relevant to the disputed adverse possession claim made by a parishioner but involving a 'conveyance' made on the 16th May 2026 involving Peter Mandy.
8. As it looks likely that as the 1.548 acres of Field 84, comprising the PC unequivocal title, will extend to the mature tree line behind the old towpath it is possible to restrict vehicle movement from The Riverfront boundary through to the Feoffes boundary (field 85) as the track is a designated footpath only. Erecting gates would inconvenience the mooring holders of the Feoffes and Thomas Annotson moorings and discussions will take place to determine how any inconvenience could be minimised.
9. We will also need to consider our position in respect of the 2009 lease with YMSL (now the Riverfront) in respect of the access granted to them to install fishing pods, undertake maintenance and keep clear views of the river, the additional income they derived from the residential moorings that they granted without permission and the cost of undertaking the riverbank works obligations ourselves and recovering the cost. This will be discussed with the appointed solicitor.
10. Work with the insurers panel solicitors and the outcome of the LR review over the next month will determine what actions will be required.

11. An update report on any significant developments will be provided to the September PC meeting.

Rob Johnson