

IMPORTANT NEWS ABOUT THE FUTURE OF CALTHORPE ESTATES

We write following a recent communication from Calthorpe Estates CEO, Haydn Cooper.

This communication arrived “out of the blue” and outlines a most radical and far-reaching plan from Calthorpe Estates to sell 200 freehold interests by auction through Bond Wolfe starting in early July. This represents the sale of remaining open areas such as amenity areas, private roads and most residential blocks over the coming five years. The first sales are scheduled for July 9th, 2026.

This is a very fast and far-reaching expansion of the sort of sales that have occurred over recent years.

There can be no doubt about the profound and far-reaching effects of such sales which may well be to a variety of buyers. The character and existence of the current “Calthorpe Estate” as it has been known for many years will be directly threatened.

At our meeting with CE on January 14th this year we raised concerns about their recent land sales they informed us that they had no plans for any larger scale sell offs of their estate interests.

A dearth of communication also appears to surround the whole process. CE does not seem minded to communicate directly with residents despite the far reaching and radical nature of these proposals.

This lack of clear and timely information from CE feeds into our strong perception of ultimate disinterest on the impact of these sales on the estate’s residents. It is difficult to see how third parties taking over the ownership of the private roads on the estate will benefit those that live on these roads. The sale of green amenity areas to the highest bidder opens up the risk of misuse and future development on them. The current development at Harrison Road is an example of how this can be very detrimental to exiting nearby residents. The sale of the ownership of the residential blocks may benefit the existing leaseholders in these blocks but the timescales and method of sale may preclude this.

CE makes clear that its duty is to obtain the best price and that that is behind their decision to sell through auctioneers. However, the timescale with the first sale not yet listed but scheduled for less than six weeks time means that residents will not have either sufficient time to organise nor to take appropriate legal advice. Currently, we all lack the most basic information including the make up of the 200 lots that are to be sold. We wish to request this information as a matter of urgency.

We are particularly disappointed that the first sale of 10 lots is scheduled for July 9 and there is no information from CE or Bond Wolfe about the locations. This amplifies the point about the impossibility for residents to take a view leave alone play an active part in the sale. We have asked that CE consider a delay in what appears to be a rush to sale.

We fear that these sales conducted in this fashion may suit only buyers who do not have the interests of the area or its existing residents at heart. We see no evidence in the proposals that any of *“the proceeds of the sale will be reinvested over time into refurbishments and developments....to ensure it remains a special place for people to live in, work in, learn in and visit”* to quote Hayden Cooper.

We are sorry to bring you such abrupt and disturbing news and will endeavour to keep you as informed as we can. We suggest that you may wish to bring this to the attention of neighbours who may not be members of CRS currently to inform and alert them. We would also suggest that you may wish to consult the Bond Wolfe website <https://www.bondwolfe.com> for information on sales.

We have requested an urgent meeting with Calthorpe Estates in order to gain further information to inform you better of what is going on and will be in contact with our Councillors and MP.

We are also undertaking to gather as much information as possible about the various aspects and implications of these proposed sales such as any covenants, restrictions on usage, restrictions on potential changes to charges and the transfer processes themselves e.g. impact on reserve funds, management contracts, bad debts and more.

We will be in further contact when we have more information to share with you and we may well call an emergency meeting when we know more about exactly which lots are being sold and when.

Peter Arnold, Chair, CRS and CRS Committee, 4th June 2026