



## The Granville Cliff Estate Company

Information pack for  
residents & solicitors

July 2025

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## 1) The Constitution of the Granville Cliff Estate Company Ltd

This is an important document, compiled by the founder members of the Company known as The Granville Cliff Estate Company Limited (hereinafter called GCECo Ltd), which spells out the basic principles of the GCECo Ltd Board of Directors. It shows the reason why the Board was formed and the broad basis of its operations. All the members should read this document and agree with the principles laid down.

It should be understood that the rules about General Estate Management may be amended from time to time according to the wishes of the members of the GCECo Ltd. However, serious consideration should be given before altering the terms of the Constitution. For this reason, albeit the Constitution allows for alterations to be made, it should be only with a 75% majority of shareholders voting at either a shareholders meeting or a postal vote of shareholders arranged by the GCECo Ltd.

### Constitution of the Granville Cliff Estate Company Ltd

This constitution is documented for the purpose of administering the affairs of the Company known as The Granville Cliff Estate Company Limited.

- 1) The First principle is that all Board members shall be shareholders in the Company and that any decisions of Policy (as distinct from purely administrative matters) relating to the Company or the Estate, including but not limited to decisions to grant legal rights or easements over the Estate to persons other than members of the Company, must be ratified a majority of the SHAREHOLDERS at a General meeting arranged by the GCECo Ltd, or, by postal votes arranged by the GCECo Ltd. Where there is a conflict between this special Article and any other rule, the terms of this Special Article shall prevail. Further, the Rules and Constitution must never conflict with the Memorandum and Articles of Association of the Company. In the event of such a conflict, the terms of the Company's Memorandum and Articles of Association shall take precedence.
- 2) Members of the GCECo Ltd board shall be bound by the rules to be determined by the GCECo Ltd board. Such rules may be varied by majority

resolution at a properly convened general meeting of the Board, but the rules shall not at any time contravene the principles of this constitution. The Constitution cannot be altered without the agreement of 75% of the Company's shareholders voting for a change as expressed above.

- 3) The GCECo Ltd Board shall deal solely with Estate Management on behalf of the Company's Shareholders and shall neither deal on behalf of, nor advise any persons other than Shareholders in relation to Estate matters of any kind. All its activities will be confined to the mutual benefit and interest of its Shareholders.
- 4) The GCECo Ltd Board shall be restricted to a maximum of 20 people. New members shall only be admitted after they have answered an appeal for new members made in the GCECo Ltd News Letters and after being proposed and seconded by two existing members of the GCECo Ltd Board.
- 5) GCECo Ltd Board Meetings shall be monthly or as from time to time agreed or required by the members and no member can be allowed to vote by Proxy.

## 2) Title Deeds, Shares & Deeds of Grant.

### Title Deeds.

Title deeds for properties on the Estate are not all the same. They may include restrictions on what you can do on your land, boundary issues and access rights. Many were drafted in the early 1900s and have not changed since. Some have covenants and many are ambiguous. Because of this, and being a private estate, solicitors historically, and rightly so, have been cautious with searches when acting for a potential purchaser. Some have advised insurance to safeguard against access and other potential problems. We have heard of several hundred pounds being quoted for this cover. Solicitors usually contact us prior to a sale and often ask questions in relation to the Estate.

### Shares

When we formed the Company, it was decided shares would be offered to residents for the following reasons:

- To safeguard the Estate from a predatory takeover.
- Allow voting rights on certain Company issues.
- Give access rights when needed, for reasons previously mentioned.
- Have a feel of community ownership
- Recoup the initial investment for the Granville Estate purchase.

This share we felt would help resolve some of the "grey areas" Solicitors were concerned about, and was well received by residents. Today, the vast majority of households are shareholders.

When people move house, the share is re-issued in the new "owners" name, usually during the exchange period. Owners that sell up and move cannot retain a share and it will become obsolete in their name. As a shareholder, having become part of GCECo Ltd, we expect them to support the estate maintenance fee and the vast majority does.

## 3) Information for Shareholders

### Granville Cliff Estate

Correspondence address: PO Box 145 Whitstable, Kent, CT5 4GW

To whom it may concern: Re Granville Cliff Estate

- The Granville Cliff Estate Company Ltd owns the roads, banks and beaches on the Granville Cliff Estate.
- The roads include Allan Road, Bowyer Road, Fairway Crescent, Hodgson Road, Pebble Lane, St Mary's Grove and Preston Parade.
- The Company does not trade and was essentially set up to maintain the private status of the Estate.
- Currently, householders pay an annual charge of £120.00 towards the costs of maintaining the Estate.
- A new build levy of £7000 is made to residents who wish to demolish and rebuild houses on the Estate.
- Any property requiring planning permission to extend or alter their existing property is subject to an additional charge for the use of the Estate roads and Company land by Contractors employed to discharge the work on behalf of the householder. The householder will pay the fee before work commences.
- The Granville Cliff Estate Company requires a Health and Safety Plan for work being carried out on the Estate. This should include method statements on how the work will be planned and executed, arrangements for transport of materials, bearing in mind the Estate roads have a 10 ton weight limit. Car parking arrangements for workers vans and cars with a view to limit inconvenience to other residents and knowing the road is a single carriageway,
- Arrangements for reinstating damaged grass verges and Company land at the completion of the contract, photos should be taken before the work commences, and all verges should be repaired at the contractors expense.
- A permit to work is required for utility Companies to excavate or carry out work on the Estate roads. Project managers should use the web site to request a permit in advance of any work proposed.
- Any building works and alterations to existing properties on the Granville

Cliff Estate which require planning permission from Canterbury City Council will be subject to a building charge for the extra use of Company roads and land by contractors vehicles and deliveries.

- If you are renting a property on the Estate, you are expected to keep to the rules of the Granville Cliff Estate Company Ltd, and comply with requests with regard to parking of vehicles on estate roads. Please refrain from parking on the grass cliff on Preston Parade.
- If more details of the financial standing of the company and copies of accounts for last three years and any other information is required a charge of £75.00 will be applied and a request in writing should be made to our PO box number in Whitstable.

Please phone for further information, numbers are on the contacts page.

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## 4) Granville Cliff Estate – byelaws

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No person shall wilfully, carelessly, or negligently do, or permit any of the following acts to be done in or on the estate: -

1. Cause a nuisance or do any act likely to cause a nuisance thereon.
2. Cause annoyance, obstruction, danger or injury to any person frequenting or using the said estate, or do any act likely to cause annoyance, obstruction, danger or injury to any person frequenting said estate.
3. Obstruct, impede, annoy, or needlessly interrupt any direction of the committee of the estate in performance of his/her duty.
4. Light a fire or do anything likely to cause a fire on company land. (With the exception of beach bonfires – which must be below high water line – by residents of which at conclusion, the beach must be completely cleared of bonfire rubble and any rubbish ~including nails and screws~ pertaining to that bonfire/celebration).
5. Destroy, damage, remove, displace, alter, cut, soil, deface, defile, paint, draw or write upon any part of the estate.
6. Exercise or train horses on the foreshore, or any part of the estate.
7. Drive, push, draw, propel, bring, leave, deposit, or park any motor car, van, trailer, caravan, carriage, truck wagon, lorry, barrow, motorcycle or any other kind of vehicle or apparatus on the estate or any part thereof in such a manner as to cause or be likely to cause injury, danger, annoyance or obstruction to any other person using the estate or to create or be likely to create nuisance thereon or to cause or be likely to cause damage to the estate or to any part of the companies property or was to be in any way prejudicial to the preservation of order and good conduct.
8. Destroy, damage, remove, displace or otherwise interfere with any safety device or apparatus provided for emergency use.
9. Use illegal mechanically propelled vehicles or other apparatus on the estate.
10. Park vehicles on the estate in such a manner as to prevent access and egress of any vehicles, including and specifically emergency vehicles.



- a. All parked vehicles must be legally taxed and insured.
  - b. To check a vehicle go to [www.gov.uk/check-vehicle-tax](http://www.gov.uk/check-vehicle-tax) to report an untaxed parked vehicle go to [www.gov.uk/report-untaxed-vehicle](http://www.gov.uk/report-untaxed-vehicle). Bring, throw, place, leave, or deposit filth, refuse, rubbish, seaweed, sand, gravel, stones, earth, waste, or any other material on the estate.
11. Keep Dogs under proper control using a lead at all times and all fouling is to be picked up by the person in control of the dog.
12. Ignite or set-off fireworks or other such contrivances, in contravention of current laws. [www.gov.uk/fireworks-the-law](http://www.gov.uk/fireworks-the-law)
13. Use of a powered boat must conform to the local council byelaws i.e. keep speed below 8 knots inside the council yellow buoys (300 metres from the shore).
14. Erect or cause to be erected, any post, rail, pole, fence, tent, booth, stand, stall, shed, hut, show, swing, exhibition, roundabout, building or structure whatsoever whether fixed or moveable and whether on wheels or not, on Company land.
15. Hire, expose, show, keep, offer any vehicle, boat trailer, horse, animal, chair, goods, article or anything whatsoever in relation to a business or enterprise on company land.
16. Run or allow to be run a commercial or casual enterprise from residential premises on the estate i.e. a business likely to cause a nuisance.
17. Erect, exhibit or display any permanent placard, poster, sign, notice, advertising board, wares, businesses or merchandise.
18. Keep and maintain for continual periods rubbish skips on the estate/company's land.
19. Launch any speedboat, jet skis, surfboard or other marine recreational apparatus from the beach unless a resident or guest of a resident.
20. Cause nuisance from playing loudly any radio, stereo or device capable of receiving or making sound on company land.
21. Exceed the estate speed limit in any area of the estate the estate.
22. Keep or store on the estate any dangerous/explosive materials in pursuant to a commercial enterprise.

## 5) For further information

Please consult the FAQs page on our website

<http://www.granvillecliffestate.co.uk/faqs/>

or email the Granville Cliff Estate Company Ltd on [info@granvillecliffestate.co.uk](mailto:info@granvillecliffestate.co.uk)