

Nick Shackson

6 May 2026 | Letter before action and attachments

Original sent record | BH68 | Mr J and Miss E

PDF PAGES 2–5

Covering email and quoted correspondence

The transmission lists Appendices A–D.

PDF PAGES 6–11

Appendix D: letter before action

The allegations, chronology and demands addressed to Nick Shackson.

PDF PAGES 12–17

Appendix A: executed wayleave and plan

Agreement, plan and related correspondence concerning BH68.

PDF PAGES 18–29

Appendix B: email correspondence

Earlier enquiries, replies and the challenge to the plan description.

PDF PAGES 30–32

Appendix C: plan and forwarding email

The April 2025 plan and its later forwarding to Luke Cornwell.

Attachments checked against the files in the original sent message.

Appendix B is a 12-page file; its original footers read 1–12 of 14.

Allegations in the letters are those of Mr J and Miss E. Later replies are on the website.

Subject: Re: National Grid Electricity Distribution (South West) plc
Date: Wednesday, 6 May 2026 at 05:55:26 Pacific Daylight Time
From: Mr J [REDACTED]
To: Shackson, Nick G.
CC: Miss E [REDACTED]
BCC: nged.legal@nationalgrid.co.uk
Attachments: Appendix A – Executed Wayleave Agreement (Pole BH68).pdf, Appendix B – Email Correspondence Relating to Pole BH68.pdf, Appendix C – Plan Provided to Mr Mayo dated 28 April 2025.pdf, Appendix D – Letter Before Action to Mr Nick Shackson.pdf

Subject: Pole BH68 / Lower Barley Hayes – Ongoing Dispute and Attached Letter Before Action

Dear Mr Shackson,

I acknowledge receipt of your email dated 5 May 2026, in which you state that National Grid Electricity Distribution (South West) plc has instructed Geldards LLP in this matter.

The position asserted is noted.

However, it is important to be clear that the issue is not simply whether legal representatives may now have been instructed. The issue is that this assertion has been communicated by an individual whose own conduct, representations, and prior communications form part of the factual matters now in dispute.

You are not an independent observer to these events.

You are the individual who:

- attended the property specifically in relation to Pole BH68;
- acknowledged Miss E [REDACTED] current and historic wayleave position;
- confirmed receipt of her documentation and indicated you would review the matter with Bodmin records;
- later supplied Mr Mayo with a plan described as showing apparatus “on [his] title”;
- subsequently reversed that position and stated the same map merely displayed a “general area” and “not any particular title”;
- failed to answer direct clarification questions concerning the provenance, meaning, and basis of that representation;
- and later indicated that legal advice had been sought before your revised explanation was provided.

Against that background, it is notable that the confirmation of alleged legal instruction has not been provided directly by National Grid’s legal department itself, nor by

substantive response from Mr Mark Hacking to the matters previously raised, but instead through you personally.

In circumstances where your own conduct forms part of the matters now in issue, you are not in a position simply to self-certify legal authority or representation on behalf of National Grid.

If National Grid has formally instructed Geldards LLP in relation to these matters, then formal confirmation of that instruction should be provided directly by National Grid's legal department or by a person within National Grid possessing appropriate authority to do so on behalf of the company.

For the avoidance of doubt, this request is made particularly in circumstances where:

- the matters in dispute directly concern your own actions and representations;
- repeated requests for clarification have remained unanswered for over a year;
- and no substantive response has yet been provided to the evidential issues previously raised.

The chronology speaks for itself.

Miss E first requested verification of the alleged National Grid correspondence in February 2025. Despite repeated follow-up requests, substantive clarification was not provided for over a year, during which time material attributed to National Grid continued to be relied upon in litigation in a manner inconsistent with National Grid's own executed documentation and apparent records position.

That factual position remains unresolved.

For your reference, attached to this correspondence is a formal Letter Before Action addressed to you personally concerning the matters arising from your conduct in relation to Pole BH68 and the representations identified therein.

The substantive chronology and evidential materials will also now be formally placed before National Grid's legal department and senior management structures.

Please see attached:

- Appendix A – Executed Wayleave Agreement (Pole BH68)
- Appendix B – Email Correspondence Relating to Pole BH68
- Appendix C – Plan Provided to Mr Mayo dated 28 April 2025
- **Appendix D – Letter Before Action to Mr Nick Shackson**

Yours faithfully,

Mr J

Legal Owner of Lower Barley Hayes

Acting together with and on behalf of Miss E
(Contracting party to the wayleave agreement and authorised under power of attorney
in relation to matters concerning the property and agreement)

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From: Shackson, Nick G. <nshackson@nationalgrid.co.uk>

Sent: Tuesday, May 5, 2026 6:08:29 PM

To: Mr J <>

Cc: Miss E <>

Subject: National Grid Electricity Distribution (South West) plc

Dear Mr J

I refer to your email correspondence with Mr Mark Hacking of Geldards, in which you ask for confirmation of Geldards' instruction.

This is to confirm that National Grid Electricity Distribution (South West) plc has instructed Geldards LLP in Nottingham to act for us in this matter.

Yours sincerely

Nick Shackson

Estates Specialist

Network Services (South West) / Distribution - North Devon

nationalgrid

nshackson@nationalgrid.co.uk

Victoria Road, Barnstaple, Devon EX32 8PR

nationalgrid.co.uk

Please consider the environment before printing this email.

Advance notice of holiday: None.

This e-mail, and any attachments are strictly confidential and intended for the addressee(s) only. The content may also contain legal, professional or other privileged information. If you are not the intended recipient, please notify the sender immediately and then delete the e-mail and any attachments. You should not disclose, copy or take any action in reliance on this transmission.

You may report the matter by contacting us via our contacts pages:

<http://www2.nationalgrid.com/contact-us/> (UK); or

<https://www1.nationalgridus.com/ContactUs> (US).

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National Grid Electricity Distribution (South West) plc / National Grid Electricity Distribution (South Wales) plc / National Grid Electricity Distribution (East Midlands) plc / National Grid Electricity Distribution (West Midlands) plc Registered in England and Wales
Registered number: 2366894 (South West) / 2366985 (South Wales) / 2366923 (East Midlands) / 3600574 (West Midlands)

Registered Office: Avonbank, Feeder Road, Bristol, BS2 0TB

For the other registered information on the UK operating companies within the National Grid group please use the attached link: <https://www.nationalgrid.com/group/about-us/corporate-registrations>

6 May 2026

Dear Mr Nick Shackson,

FORMAL LETTER BEFORE ACTION

Concerning the Conduct of Mr Nick Shackson Pole BH68 / Lower Barley Hayes

This correspondence is a formal Letter Before Action concerning your personal involvement in matters relating to Pole BH68 at Lower Barley Hayes, and representations made by you whilst acting in your capacity as an employee and representative of National Grid Electricity Distribution (South West) plc.

This letter is directed to you personally.

Separate issues concerning National Grid's own liability, acts, omissions, records, contractual obligations, and indemnity provisions will be addressed independently with National Grid and its legal department.

The purpose of this letter is to place you formally on notice regarding the seriousness of the matters arising from your conduct, and to provide you with a final opportunity to give a full, coherent, and evidenced explanation before further action is taken.

The position presently arising from the documentary chronology is as follows.

On 13 March 2025, you attended Lower Barley Hayes specifically in relation to Pole BH68 following contact from Mr Mark John Mayo.

During that attendance, you acknowledged to Miss E that:

- she held a current wayleave agreement relating to BH68;
- her predecessor had also held a historic agreement relating to the same pole.

On the same date, you confirmed in writing that you had received and were able to access Miss E documentation, and indicated that you would review the matter and liaise with the Bodmin records office. That documentation included material identifying:

- a live boundary dispute;
- conflicting claims concerning BH68;
- concerns regarding correspondence attributed to National Grid personnel;
- Miss E current executed wayleave agreement for BH68;
- and the need for proper verification of the alleged National Grid correspondence being relied upon by Mr Mayo.

You were therefore not acting in ignorance. By 13 March 2025, you were aware that BH68 was a disputed and material issue, that Miss E held current executed documentation relating to that pole, and that the authenticity and effect of National Grid correspondence relied upon by Mr Mayo had been expressly put in issue.

Despite that knowledge, on or about 28 April 2025, you provided Mr Mayo with a plan accompanied by wording stating:

“Please see attached plan showing the apparatus on your title.”

That wording was plainly capable of conveying that National Grid apparatus, including BH68, was situated on Mr Mayo’s legal title. The plan was subsequently relied upon in the context of ongoing litigation and boundary assertions.

When later challenged regarding the nature and status of the plan, you materially altered your position and stated that:

- the map merely displayed a “general area”;
- it did not show any particular title;
- and it was not capable of identifying ownership or title position.

Those two positions cannot comfortably coexist.

If the plan was merely a general operational plan, not capable of identifying title, then the wording “apparatus on your title” should not have been used. If, alternatively, you intended to state that apparatus was on Mr Mayo’s title, then you are required to identify the evidential and documentary basis upon which that representation was made.

You further indicated during the meeting of 14 April 2026 that legal advice had been sought prior to your revised explanation being provided.

That is material. A simple clarification that a plan was merely a general area document should not have required prolonged silence, delay, and legal advice unless the original wording and use of that plan gave rise to serious concern.

Despite repeated requests from Miss E and Mr J, you failed to provide timely written clarification of these matters.

Further, your own written responses concerning alleged “transferred” wayleave agreements are material.

In response to direct questions from Miss E concerning the authenticity and status of alleged wayleave documentation relied upon by Mr Mayo, you stated in writing:

- “Existing wayleaves have been transferred in to Mr Mayo’s name”;
- and confirmed “Yes” when asked whether any wayleave agreements had in fact been transferred to Mr Mayo.

However, despite repeated requests and the seriousness of the dispute, no executed wayleave agreement relating to Pole BH68 in Mr Mayo's name has ever been identified or produced.

This is significant because, at the time those statements were made:

- you had already attended the property specifically in relation to BH68;
- you had acknowledged [Miss E] current and historic wayleave position relating to BH68;
- you had confirmed receipt of [Miss E] documentation concerning the dispute and the alleged National Grid correspondence;
- you had indicated that you would liaise with Bodmin records concerning the matter;
- and you were aware that BH68 was the central apparatus in issue.

During the Bodmin records office discussions, National Grid personnel (Estates Specialist Tom) **confirmed during witnessed testimony that:**

- no current wayleave agreement exists in Mr Mayo's name for BH68;
- no historic BH68 wayleave agreement exists in Mr Mayo's name;
- and the only identified agreements were historic defunct multi-pole agreements, the predecessor agreement relating to Lower Barley Hayes, and [Miss E] current executed agreement.

The position confirmed during the Bodmin records discussions is therefore directly relevant to the accuracy, meaning, and evidential basis of the representations you made.

In circumstances where BH68 was plainly the central apparatus in dispute, and where conflicting documentation had already been provided to you, the continued use of broad and non-specific wording concerning alleged "transferred" wayleaves, without identifying any executed BH68 agreement, transfer document, or contractual instrument capable of supporting such statements, raises serious questions concerning:

- the factual basis upon which those representations were made;
- the extent of your knowledge at the time;
- whether your wording was deliberately imprecise;
- and whether materially misleading impressions were created in circumstances where precision was plainly required.

Against that chronology, the following issues now arise directly in relation to your personal conduct:

1. the basis upon which you represented the plan as relating to apparatus "on [Mr Mayo's] title";
2. the extent of your knowledge at the time that representation was made;
3. whether you had any evidential basis for implying title alignment in circumstances where conflicting documentation already existed;
4. why clarification was not provided promptly when concerns were first raised;
5. why your later explanation materially contradicted your earlier wording;

6. why you stated that wayleaves had been transferred into Mr Mayo's name without identifying any executed BH68 wayleave agreement or transfer instrument;
7. whether you were referring to BH68, BH67, historic multi-pole agreements, or some other documentation when you made those statements;
8. whether you had checked the Bodmin records before making those statements;
9. whether you were aware that no current or historic BH68 wayleave agreement existed in Mr Mayo's name;
10. whether Mr Mayo made any specific request that you provide wording or documentation capable of assisting his boundary position;
11. whether any person within National Grid authorised, reviewed, approved, or directed the wording used in your communication to Mr Mayo;
12. and whether your representations were made negligently, recklessly, or otherwise without proper regard to the foreseeable consequences arising from them.

The consequences of these events have been serious.

Miss E has endured prolonged litigation exposure, substantial distress, significant time expenditure, and avoidable escalation of a dispute which National Grid personnel were repeatedly asked to clarify at an early stage.

Further, Mr J was ultimately required to travel internationally from Asia to the United Kingdom in order to obtain direct clarification from National Grid offices after over a year of non-response to written enquiries.

Your conduct is also relevant to National Grid's wider liability. However, this letter concerns your personal conduct and your personal explanations.

You are hereby required, within 7 days of this letter, to provide a full written response addressing the matters set out above, including:

1. the basis upon which you described the plan as showing apparatus "on [Mr Mayo's] title";
2. whether you maintain that representation was accurate at the time it was made;
3. the basis upon which your later explanation differed materially from the earlier wording used;
4. whether you accept that the plan was not capable of determining legal title, boundary position, or wayleave entitlement;
5. whether you were aware, at the time the plan was issued, that no executed BH68 wayleave agreement existed in Mr Mayo's name;
6. whether you checked National Grid's records before stating that wayleaves had been transferred into Mr Mayo's name;
7. precisely which wayleave agreements you were referring to when you stated that existing wayleaves had been transferred into Mr Mayo's name;

8. whether any such agreement related specifically to BH68;
9. if you contend that any BH68 agreement existed in Mr Mayo's name, identify the agreement, date, parties, apparatus reference, and document source;
10. the nature of the requests made to you by Mr Mayo in relation to the email and plan you supplied;
11. whether Mr Mayo requested wording referring to apparatus being on his title;
12. whether any person within National Grid authorised, reviewed, approved, or directed the wording used in your communication to Mr Mayo;
13. why you did not provide a substantive written response when Miss E and Mr J raised these concerns;
14. why your revised explanation was only given after delay and after legal advice had been sought;
15. and whether you accept that your wording and conduct were capable of creating a misleading impression in the context of an active boundary dispute.

For the avoidance of doubt, the present position has not arisen through any absence of opportunity for clarification or response.

Miss E first raised these matters directly with National Grid personnel, including correspondence attributed to Ms Amelia Skea, in February 2025. Detailed written enquiries and follow-up requests were then made repeatedly over a period exceeding one year.

You were subsequently made directly aware of the dispute, the conflicting documentation, and the concerns arising from the representations being relied upon in relation to BH68. You acknowledged receipt of the relevant material, attended the property personally in relation to the pole, and later indicated during the meeting of 14 April 2026 that you would provide written clarification of your position.

Despite that chronology, and despite the seriousness of the issues raised, no proper substantive written clarification has ever been provided by you.

Accordingly, it cannot reasonably be suggested that insufficient time, insufficient opportunity, or insufficient information has been available to enable you to explain or justify the representations and conduct now in issue. It is precisely because those opportunities have repeatedly been afforded, without satisfactory clarification being provided, that the present position has now become necessary.

If no satisfactory response is received within 7 days, or if the response provided is materially inconsistent with the documentary chronology and evidence already obtained, **further action will be taken without further notice.**

This may include:

- pursuit of claims arising personally from your conduct;
- reliance upon the chronology and contradictions identified above in ongoing proceedings;
- reliance upon your silence or inadequate response as part of the evidential record;
- referral of the matter to National Grid's senior management and legal oversight structures;
- and any further action considered necessary in light of the seriousness of the issues raised.

For the avoidance of doubt, this letter is not a request for informal comment. It is a formal opportunity to provide a complete explanation of your conduct before further steps are taken.

All rights are expressly reserved.

Yours faithfully

Mr J

Legal Owner of Lower Barley Hayes

Acting together with Miss E

Contracting party to the wayleave agreement and authorised under power of attorney in relation to matters concerning the property and agreement

Miss E



Tel: 01625 664488
www.propertycompensation.com

10 January 2024

Dear Miss E

RE: NEW AGREEMENT - HIGH VOLTAGE ELECTRICITY APPARATUS

You may be aware that we have in the past corresponded with the previous owners of your property and the electricity network operator who own and maintain the high voltage apparatus over your land. This was with a view to securing a compensation payment owing to the degree of injurious affection present.

It may be of interest to know that any wayleave agreement previously in place for your property in the names of the previous owners will have expired and as such as the current owner you should be entitled to a new agreement and payment.

If you would like to know more about this process, what is involved and exactly what is on offer, please either complete and return the enclosed form or fill an authority to act form via our website www.propertycompensation.com or call me on "01625 664488" and I will be more than happy to answer any questions you may have.

Yours sincerely

Robert Hurst
On Behalf of PCC Ltd

Sent Authority to ACT 18/01/2024



Property Compensation Consultants Ltd, Registered in England and Wales: No. 6105656
Registered Office: Rookery View, Pexhill Road, Henbury, Macclesfield, Cheshire SK11 9PY
RICS (Royal Institution of Chartered Surveyors) accreditation No. 798444

15th April 2024



Tel: 01625 664488
www.propertycompensation.com

Miss E

Dear Miss E

RE: COMPENSATION CLAIM – HIGH VOLTAGE ELECTRICITY APPARATUS

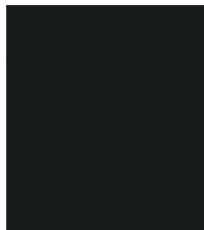
We refer to your recent conversation with our office regarding the above and now enclose duplicate copies of the 14-year Wayleave Agreement and Plan received from National Grid Electricity Distribution (West Midlands).

Please could you kindly sign and date both copies of the agreements and plans where indicated and return all copies to us in the envelope provided along with the Instruction for Payment form which is also enclosed. You will of course be provided with a copy of the agreement once signed by National Grid Electricity Distribution (West Midlands) to be retained with your title deeds.

Once we have received your signed agreements, plans and instruction for payment form we will forward these to National Grid Electricity Distribution (West Midlands) after which payment will be made to you on receipt of funds from them in due course.

Should you have any queries please do not hesitate to contact us on 01625 664488.

Yours sincerely,



For and on behalf of Property Compensation Consultants Ltd



Property Compensation Consultants Ltd, Registered in England and Wales: No. 6105656
Registered Office: Rookery View, Pexhill Road, Henbury, Macclesfield, Cheshire SK11 9PY
RICS (Royal Institution of Chartered Surveyors) accreditation No. 798444

31st July 2024



Tel: 01625 664488
www.propertycompensation.com

Miss E

Dear Miss E

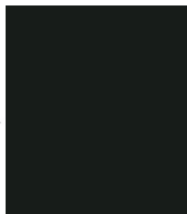
RE: WAYLEAVE AGREEMENT WITH NATIONAL GRID ELECTRICITY DISTRIBUTION (WEST MIDLANDS)

Further to our recent correspondence regarding the above, we enclose a receipted invoice in settlement of our fees.

We also enclose the signed wayleave document to be kept in your safe possession.

As this now concludes the matter we thank you for your original instruction and we confirm your case is now complete.

Yours sincerely



For and on behalf of Property Compensation Consultants Ltd



Property Compensation Consultants Ltd, Registered in England and Wales: No. 6105656
Registered Office: Rookery View, Pexhill Road, Henbury, Macclesfield, Cheshire SK11 9PY
RICS (Royal Institution of Chartered Surveyors) accreditation No. 798444

Owner Wayleave Consent

This Agreement is dated 04/06/24 and is made between **You** and **Us**.

1. Definitions

In this Agreement the following definitions apply:

Act	means the Electricity Act 1989 as amended by the Utilities Act 2000
Agent	means Property Compensation Consultants Limited , registered in England and Wales with number 06105656 whose registered office is at Rookery View, Pexhill Road, Henbury, Macclesfield, Cheshire SK11 9PY
Electric Line(s)	has the meaning given in section 64 of the Act
Equipment	means Our equipment described in the Schedule
Plan	means the plan(s) numbered 83920/SI attached to this Agreement
Property	means the land shown edged red on the Plan
Term	means a period of 14 years from the date of this Agreement
Us/We/Our	means National Grid Electricity Distribution (South West) plc, registered in England and Wales with number 2366894 whose registered office is at Avonbank, Feeder Road, Bristol, BS2 0TB
You/Your	means Miss E whose address is [REDACTED]

2. Confirmation and Consent

2.1 You confirm:

- (a) **You own Your Property;**
- (b) no one apart from **You** or the other people **You** have told **Us** about in writing has legal rights to occupy **Your Property**;
- (c) no one apart from **You** or the other people **You** have told **Us** about in writing has legal rights over **Your Property** that affect **Your** consent in this Agreement.

2.2 For the duration of this Agreement, You allow Us and those authorised by Us to:

- (a) install **Our Equipment** in the approximate position shown on the **Plan** or other position agreed by **You**;
- (b) retain, maintain, repair, replace, inspect, adjust, renew and remove **Our Equipment** in the approximate position shown on the **Plan** or other position agreed by **You**;
- (c) fell or lop any tree hedge or other vegetation to allow a safe distance between the tree hedge or other vegetation and **Our Equipment**;
- (d) enter **Your Property** and other land owned by **You** next to **Your Property** with or without vehicles and machinery to carry out the activities mentioned in 2.2(a), 2.2(b) and 2.2(c).

3. You Promise Us

3.1 You will not:

- (a) do or allow anything to be done on **Your Property** or other land owned by **You** next to **Your Property** that will interfere with or damage **Our Equipment** or interfere with the activities mentioned in 2.2;
- (b) plant any trees, shrubs or coppice wood that will interfere with **Our Equipment** or its use;

- (c) excavate within 1 metre of any underground **Equipment** or within 6.6 metres of any overhead **Equipment** without **Our** permission;
- (d) alter the level of the ground within 1 metre of any underground **Equipment** or within 6.6 metres of any overhead **Equipment** without **Our** permission;
- (e) construct or allow to be constructed any building, structure, other erection, machinery or materials within 1 metre of any underground **Equipment** or within 6.6 metres of any overhead **Equipment** without **Our** permission.

4. We Promise You

- 4.1 If **We** cause damage to **Your Property** or land owned by **You** next to **Your Property** when **We** carry out the activities referred to in 2.2 **You** must notify **Us** as soon as possible and then **We** promise to repair the damage to **Your** reasonable satisfaction or to pay reasonable compensation for that damage to **You**.
- 4.2 Except where any actions, claims, costs and expenses are made because of **Your** act, default or omission, **We** promise to indemnify **You** against all actions, claims, costs and expenses which are made against **You** because of **Our** default or negligence in carrying out the activities referred to in this **Agreement** as long as **You**:
 - (a) tell **Us** in writing as soon as possible of such action or claim threatened or brought against **You**;
 - (b) allow **Us** to have exclusive conduct of anything arising from 4.2(a);
 - (c) take all reasonable steps to limit **Your** actual or possible loss arising from 4.2(a);
 - (d) do not admit liability or settle or agree anything without **Our** agreement.

We may at **Our** cost defend any action or claim in **Your** name.

5. Payment

In return for **Your** consent **We** will pay to **You** a one-off payment of £2,000.

6. Ending this Agreement

- 6.1 At the end of the **Term** **You** can give **Us** six months' written notice to end this **Agreement**.
- 6.2 At any time **We** can give **You** six months' written notice to end this **Agreement**.
- 6.3 Ending this **Agreement** will not affect **Our** rights set out in the **Act** or any other statute.

Schedule - Equipment

- (a) overhead **Electric Lines** being 4 conductors and earthwires
- (b) 2 pole legs, stays and guards, wires and appliances necessary to support the overhead **Electric Lines**

Location:



Grid Ref: 247447,116551

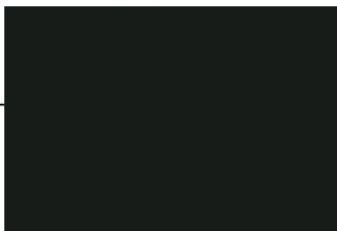
Line: 11kv & LV

SIGNED by You _____
Please also sign the Plan



Dated 04/06/2024

SIGNED for Us _____

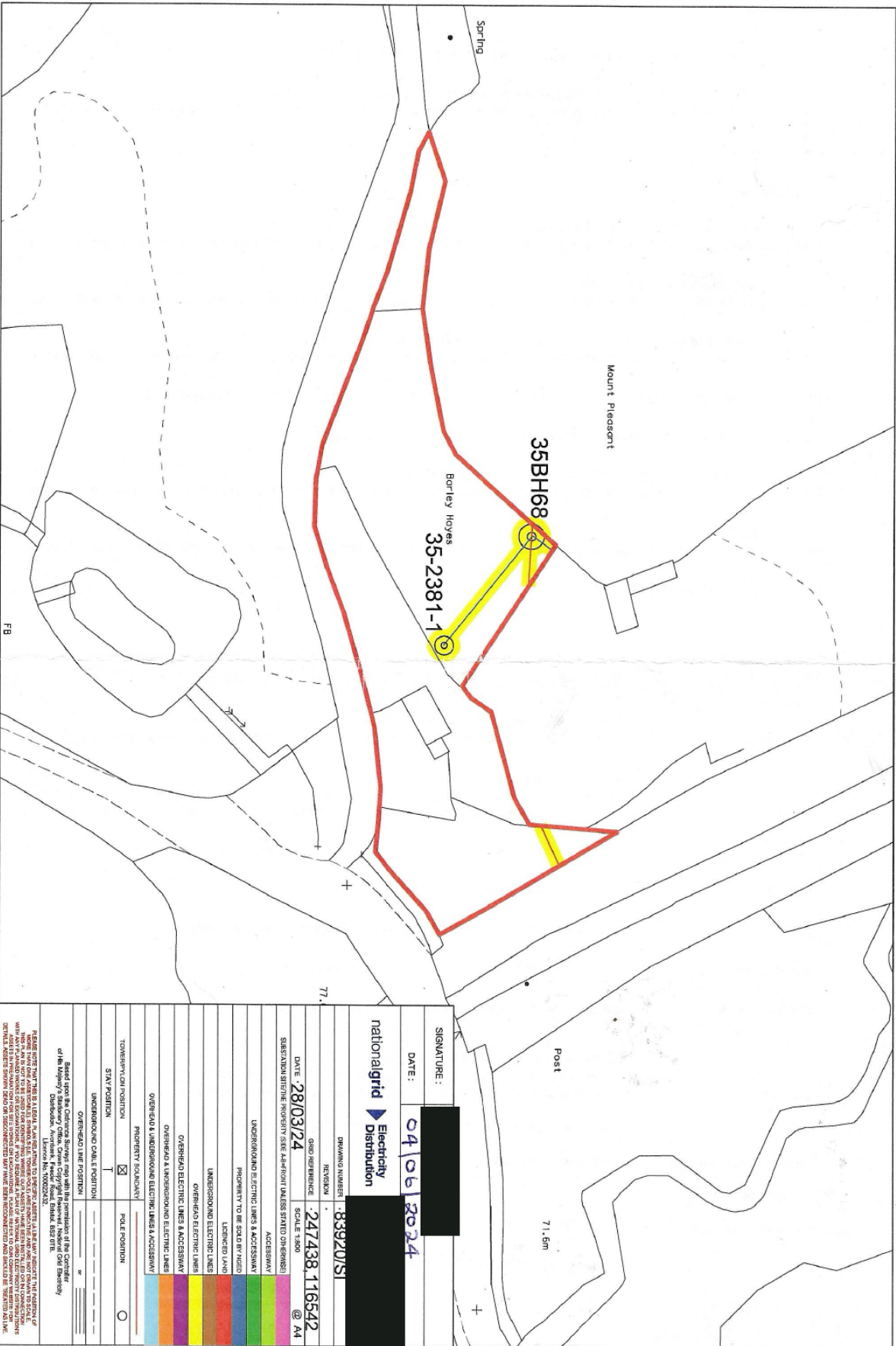


Dated 29/6/24

N:8607655v1

Page 2 of 3

BA12400118



PLEASE NOTE: This plan only shows assets owned by National Grid Electricity Distribution. Assets owned by other utilities are shown in grey. Assets owned by other utilities are shown in grey.

Keyplan: 10000000

Re: Subject: Verification of Alleged National Grid Email, Plan and Wayleave Documents

From **Mr J** <[REDACTED]>
Date Tue 2026/02/24 13:05
To Shackson, Nick G. <nshackson@nationalgrid.co.uk>
Cc **Miss E** <[REDACTED]>

Outstanding Clarification Required – Map Supplied to Mr Mayo

Dear Mr Shackson,

I write further to the correspondence of 13 February 2026, in which two specific clarification questions were put to you concerning the plan you supplied to Mr Mayo.

For ease of reference, those questions were:

1. Whether you personally prepared or drew the map sent to Mr Mayo; and
2. Which specific National Grid apparatus you were referring to when stating that the plan showed apparatus “on [his] title.”

These are limited and straightforward questions which fall squarely within your personal knowledge as the National Grid Estates Specialist who authored and transmitted the document now being relied upon in active court proceedings.

To date, no response has been provided.

Given that the plan in question is being relied upon as evidential material in litigation, it is necessary that its provenance, authorship, and meaning are clearly and accurately recorded.

Accordingly, you are requested to provide a complete **response to the two outstanding points within 24 hours of this email.**

Your clarification will be formally relied upon.

Yours sincerely,

Mr J

Owner of Lower Barley Hayes

From: Miss E <[REDACTED]>
Sent: Friday, February 13, 2026 6:19:10 PM
To: Shackson, Nick G. <nshackson@nationalgrid.co.uk>
Cc: Mr J <[REDACTED]>
Subject: Re: Subject: Verification of Alleged National Grid Email, Plan and Wayleave Documents

On Tue, 10 Feb 2026 at 14:55, Shackson, Nick G. <nshackson@nationalgrid.co.uk> wrote:

Good afternoon Miss E

Good Morning Nick,

Thank you for your responses. For clarity, I thought i would reply within the body of your email to each of the two statements you made in response to my earlier questions,

I have one straightforward question in response to each of those statements.

National grid have not had or carried out any survey work by a RICS registered charter surveyor to produce any maps.

(1) So did you yourself draw this map Nick?

The map I sent to Mr Mayo displayed a general area at Barley Haynes not any particular title.

General Comment: This statement appears to contradict the wording of your accompanying email to Mr Mayo, in which you wrote: “Please see attached plan

showing the apparatus on your title."

(2) Which specific National Grid apparatus were you referring to Nick? Could you identify the specific apparatus referred to which you intended to show Mr Mayo?

I would be grateful for clarification on these two points - which I have labelled (1) and (2) .

Thank you.

Kind Regards,

Miss E

PS. COMMENT: Presumably the word "any maps" in your first statement should read " this map", (ie. the one you sent to Mr Mayo), as National Grid does commission RICS-qualified surveyors in appropriate circumstances, including in relation to wayleave agreements, and such survey work has occurred in respect of Pole 35BH68, prior to National Grid signing a 14 year wayleave agreement for this pole with me - an agreement which the previous owners of my property (Barley Hayes) also held with National Grid - a fact well known to you of course. My authentic documents from National Grid, including the RICS accredited surveyor's map pertaining to my wayleave agreement in respect of Pole 35BH68, are in this very email thread as I sent them to you a year ago (13 march 2025) after you said you would check up with the admin staff at Bodmin National Grid office if the emails handed to the court by Mr Mayo were genuine.

Kind regards

Nick

Nick Shackson

Estates Specialist

Network Services (South West) / Distribution - North Devon

nationalgrid

[+44 \(0\)1271 347703](tel:+441271347703)

nshackson@nationalgrid.co.uk

Victoria Road, Barnstaple, Devon EX32 8PR

nationalgrid.co.uk

Please consider the environment before printing this email.

Advance notice of holiday: None.

From: Miss E [REDACTED] <[REDACTED]>

Sent: 02 February 2026 10:51

To: Shackson, Nick G. <nshackson@nationalgrid.co.uk>

Cc: Mr J [REDACTED] <[REDACTED]>

Subject: Re: Subject: Verification of Alleged National Grid Email, Plan and Wayleave Documents

EXTERNAL EMAIL: This email originated from outside of National Grid

DO NOT click links or open attachments unless you recognise the sender and know the content is safe.

If you notice anything **suspicious** please use the **"Report as Phishing"** button.

Subject: Follow-up on Map and Title Clarification

Dear Nick,

Thank you for confirming responsibility for the survey map you sent to Mr. Mayo.

To clarify the map's basis, could you please confirm the following:

- The full name of the RICS-registered chartered surveyor who carried out the survey and drew the map.
- The firm they are employed by.
- The date on which National Grid commissioned this survey work.
- The National Grid reference number under which the survey was authorized.

Additionally, in your email, you referenced "apparatus on [Mr. Mayo's] title." Could you clarify which title you meant, given the map spans a field that was not owned by Mr.

Mayo previously?

I look forward to your clarification on these points.

Kind regards,

Miss E

Lower Barley Hayes

On Mon, 2 Feb 2026 at 09:24, Shackson, Nick G. <nshackson@nationalgrid.co.uk> wrote:

Good morning Miss E

Please see my clarifications shown in red on your email below.

Kind regards

Nick Shackson

Estates Specialist

Network Services (South West) / Distribution - North Devon

nationalgrid

[+44 \(0\)1271 347703](tel:+441271347703)

nshackson@nationalgrid.co.uk

Victoria Road, Barnstaple, Devon EX32 8PR

[nationalgrid.co.uk](https://www.nationalgrid.co.uk)

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Advance notice of holiday: None.

From: Miss E <[REDACTED]>
Sent: 27 January 2026 13:14
To: Shackson, Nick G. <nshackson@nationalgrid.co.uk>
Cc: Mr J <[REDACTED]>
Subject: Re: Subject: Verification of Alleged National Grid Email, Plan and Wayleave Documents

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Nick Shackson

Estates Specialist North Devon

National Grid

Subject: Follow-up on Phone Call & Request for Verification

Dear Nick,

Further to our telephone conversation earlier today, please find attached the documents that have been submitted to the Court by Mr Luke Cornwell of Seldons Solicitors (Bideford) on behalf of Mr Mark Mayo of Higher Barley Hayes, as alleged "new evidence" in ongoing court proceedings which are now listed for trial.

These documents are now being relied upon to advance the case that National Grid has confirmed Mr Mayo's alleged ownership or entitlement in respect of electricity apparatus along the boundary adjoining **Lower Barley Hayes**, including **Pole 35BH68**, which is subject to my own long-standing and current wayleave agreement with National Grid.

In particular, Mr Mayo and Mr Cornwell have exhibited:

- an **email said to be from you**, attaching
- a **plan/map**, which they assert was sent directly by you on behalf of National Grid; and
- a series of **wayleave payment advice documents**, which they claim were *"collected directly from National Grid"*.

By exhibiting these documents in court, Mr Mayo and his solicitor have now expressly **implicated you as the source** of the email, the plan, and the payment documentation. It is therefore essential to establish whether that assertion is correct.

I would be grateful if you could please confirm the following points clearly:

1. **Did you send the email exhibited**, dated 28 April 2025, which is attributed to you and exhibited by Mr Mayo and Mr Cornwell? **Yes email sent by myself**
2. If so, **did you personally attach and send the plan/map now relied upon**, and is the attached plan the document you were referring to in that email? **Yes**
3. If you did send a plan, **what precisely does that plan represent** (i.e. identification of apparatus only, ownership, entitlement, or something else)? **Plan shows NGED,s apparatus in the displayed area on the plan.**
4. **Did Mr Mayo or his solicitor obtain the exhibited wayleave payment advice documents directly from National Grid**, whether from you or any other department? **Payment advice documents received from NGED records department**
5. Are those payment advice documents **authentic National Grid records**, and if so, do they evidence anything more than historic payments pending proper contractual arrangements? **Confirm authentic docs**

For completeness, I also attach the **old wayleave agreements** which Mr Mayo claims were "*transferred*" to him on his purchase of land from Mr Geoffrey Folland. As you will see, the landowner names are redacted. If Mr Mayo held a valid wayleave agreement with National Grid, he would necessarily have a **current agreement issued in his own name**, following the correct process. Existing wayleaves **Existing wayleaves have been transferred in to Mr Mayo's name**

By contrast, my own agreement with National Grid is a **current, properly executed wayleave**, with a term payment of £2,000 relating to the pole with the electricity box situated at Lower Barley Hayes.

Finally, could you please confirm:

6. Whether **wayleave agreements are capable of being transferred** from one landowner to another without cancellation and re-grant; and **Yes**
7. Whether any wayleave agreements have in fact been **transferred to Mr Mayo**, as he now claims. **Yes**

Your clarification is important, as these documents—and in particular the plan/map

—are now being relied upon in court proceedings in a manner that appears to contradict National Grid's established wayleave practices.

If the email, plan, or payment documents were **not** supplied by you or by National Grid in the way alleged, that would plainly be a serious matter. **Equally, if the plan/map was supplied by you to Mr Mayo on 28 April 2025, this raises serious questions as to how a document of this nature has come to be relied upon as authoritative National Grid material.**

Thank you for your assistance. I look forward to hearing from you.

Kind regards,

Miss E
Lower Barley Hayes

On Thu, 13 Mar 2025 at 15:48, Miss E <[REDACTED]> wrote:

That's great, thanks for letting me know Nick.

On Thu, 13 Mar 2025 at 15:43, Shackson, Nick G. <nshackson@nationalgrid.co.uk> wrote:

Afternoon Miss E

A pleasure to meet you this morning.

Just confirm I am able to open all the attachments and will have a look through the info and also get in contact with our records team in Bodmin who you have previously spoken to.

I will contact you when I have an update.

Kind regards

Nick

Nick Shackson

Estates Specialist

Network Services (South West) / Distribution - North Devon

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From: Miss E <[REDACTED]>

Sent: 13 March 2025 13:32

To: Shackson, Nick G. <nshackson@nationalgrid.co.uk>

Subject: Re: Subject: Follow-up on Meeting & Request for Verification

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Nick I don't think the emails sent in the correct format (PDF), so I am resending them in case you can't open this attachment.

Please let me know if you are able to open all the attachments. If not I will send the ones you can't open again.

On Thu, 13 Mar 2025 at 13:25, Miss E <[REDACTED]> wrote:

Nick Shackson

Estates Specialist North Devon

Subject: Follow-up on Meeting & Request for Verification

Dear Nick,

It was a pleasure meeting you this morning. Thank you for taking the time to review this matter.

I have attached the emails I showed you earlier today, with relevant sections underlined and additional notes for your reference. I have also included further photographs of the pole and boundary fence.

I would be grateful if Amelia could verify the **actual** email she received on **9th April 2024** from Mr. Mayo, which led to her response dated **15th April 2024**, stating:

"Our records have been updated....Your first payment will include arrears backdated to your ownership."

- Can Amelia confirm what **specific documents** she received to support this statement?
- What **ownership** was she referring to, and what verification was provided?
- Could you confirm whether this email exchange is **genuine**, as it is possible that Mr. Mayo's solicitor, **Luke Cornwell**, may have fabricated or edited it?

Regarding the **true ownership** of the field, the **HM Land Registry Title Register and Title Plan** list **Mr. and Mrs. Folland** as the owners. However, I am aware that Mr. **Daniel** frequently places his cattle in the field and he often drives his 4 wheeler across it to the back of Mr Mayo's house.. It is possible that he has a private agreement with the Follands that is not officially recorded.

I have attached the **TP1** document that Mr. Mayo and his solicitor submitted to the **Court** as alleged proof of ownership. However, last year, Mr. Mayo was claiming **ownership of the entire field**, whereas he is now asserting ownership of only a portion. Despite numerous requests, he **never provided any proof of ownership** last year. These **emails and the TP1 have only recently emerged as 'evidence'** in support of his fictitious damage claim against me, which seeks £3,000 for alleged damage to hedging caused by my son's clearing of overgrown vegetation within our boundary.

A TP1 alone does not constitute legal proof of ownership. A TP1 (Transfer of Part) is simply a document drafted by one party and their solicitor, and its submission to HM Land Registry does not automatically verify ownership. For a TP1 to be legally valid and establish ownership, it must:

1. Be **formally registered with HM Land Registry** and assigned a **new title number**, confirming that the transfer has been completed.
2. Be accompanied by **evidence of consideration/payment**—typically in the form of a bank transaction or financial records—if the transfer was for monetary value.
3. Include **officially recorded documentation**, such as a **completion statement, transfer receipt, or mortgage discharge**, to show that the transaction has been finalized.
4. Be **signed and verified by an independent legal entity** (such as a conveyancer acting for both parties), ensuring that the transaction is legitimate.
5. Be **free from unresolved objections**—if an objection has been raised, as in this case, the transfer cannot proceed until the matter is resolved.

None of these supporting documents have been provided by Mr. Mayo or his solicitor. **There is no proof that any money changed hands**, no confirmation that HM Land Registry has approved the transfer, and no evidence that the field legally belongs to him. **Land Registry records still list Mr. and Mrs. Folland as the legal owners**, making his claim entirely unsubstantiated.

The land inside the fence has **always belonged to Lower Barley Hayes**, and the **National Grid Pole provides historical proof of the correct boundary line**. I am deeply concerned that Mr. Mayo and his solicitor will attempt to distort official records to facilitate an unlawful claim over my land. They have already made numerous **false statements** to the **Court**, and their approach appears to be to fabricate documents and narratives to justify their unlawful claims.

I spoke to **Nigel** last year before my **Wayleave Agreement** was drawn up, and he was the one who provided me with the **official plan of my property**. I appreciate any assistance you can provide in verifying these emails and ensuring that the official records reflect the true facts.

Thank you for your time and help.

Kind regards,

Miss E

Lower Barley Hayes

[Video of National Grid Pole inside the boundary fence](#)
name not specified.

[Owner Wayleave Consent Court Hearing.pdf](#)**Error! Filename**
not specified.

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From: Mark <mark@motorcycle-expo.com>
Sent: Thu, 16 Oct 2025 12:36:58 +0100
To: Luke Cornwell - Seldons
Subject: Fwd: Higher Barley Hayes
Attachments: Apparatus Higher Barley Hayes.pdf
Categories: LEAP

From: "Shackson, Nick G." <nshackson@nationalgrid.co.uk>
Date: 28 April 2025 at 10:12:14 BST
Subject: Higher Barley Hayes

Morning Mark,

Sorry for the delay.

Please see attached plan showing the apparatus on your title.

Kind regards

Nick Shackson
Estates Specialist
Network Services (South West) / Distribution - North Devon
nationalgrid

nshackson@nationalgrid.co.uk

Victoria Road, Barnstaple, Devon EX32 8PR
nationalgrid.co.uk

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