

Walker v Spalletti Order

From: Guy Holland (gholland@36group.co.uk)

To: dj.rafaquat.hussain@ejudiciary.net

Cc: property_92@yahoo.com; chiaralongo@edwardsfamilylaw.co.uk

Date: Wednesday 4 June 2025 at 15:52 BST

Dear Judge

Please find a draft minute of the order made at the hearing today which has not been agreed by the Defendant.

Regards

Guy Holland

Guy Holland
Barrister



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IN THE COUNTY COURT SITTING AT EDMONTON

IN THE MATTER OF THE TRUSTS OF LAND AND APPOINTMENT OF TRUSTEES ACT 1996

B E T W E E N:

ALEXANDER MICHAEL LUKE WOLF WALKER

Claimant

-and-

IRENE SARA SPALLETTI

Defendant

ORDER

Before DJ Hussain

Dated 4 June 2025

Upon hearing Guy Holland for the Claimant and the Defendant acting in person

Upon the Defendant having failed to serve her Acknowledgment of Service by the date required and having failed to file and serve any written evidence in support of her defence

Upon the court granting the Defendant permission to take part in the hearing

IT IS ORDERED THAT:

1. The Property known as 92 Ollerton Road Arnos Grove London N11 2LA (the Property) shall be marketed for sale and sold on the open market forthwith and the following condition shall apply:
 - i. The parties shall have joint conduct of the sale;
 - ii. The Defendant shall within 7 days nominate in writing one of the three estate agents proposed by the Claimant which the parties shall then appoint to act as their estate agent;
 - iii. The Claimant shall within 7 days propose in writing three reputable conveyancing solicitors to act in the conveyance and the Defendant shall nominate one and the parties shall jointly instruct the elected firm to act for the parties upon the sale;
 - iv. The Property shall be marketed for sale and sold in accordance with the advice of the estate agent appointed or in default of agreement as determined by the court;

- v. The net proceeds of sale after discharge of the legal charge, conveyancing costs and estate agent's charges shall be retained by the conveyancing solicitors pending resolution of this matter by the court or in accordance with the joint written instructions of the parties;
- 2. Both parties are to take all reasonable steps to cooperate in the sale process and not take any steps designed to impede the process.
- 3. Unless the Defendant file and serve any written evidence on which she intends to rely at the final hearing by 4pm 18 June 2025 she be debarred from defending the claim for an account.
- 4. The account claim shall be listed for final hearing on the first available date after 27/06/25 with a time estimate of 3 hrs.
- 5. Costs in the case.