

Re: Our client: Alexander Walker

From: Irene Spalletti (property_92@yahoo.com)

To: chiaraalongo@edwardsfamilylaw.co.uk

Date: Sunday 8 June 2025 at 19:38 BST

Dear Chiara,

I have been informed that no court orders can be made at a case management hearing, and I have not yet received anything from the judge. Once I do, I will be able to seek legal advice on the matter.

In the meantime, could you please provide the necessary information to enable me, as a seller, to make an informed decision regarding all proposed options? On what basis am I expected to make a choice? Kindly outline the fees and terms associated with each option before asking me to sign anything.

Kind regards,
Irene Spalletti

On Friday 6 June 2025 at 11:59:17 BST, Chiara Longo <chiaralongo@edwardsfamilylaw.co.uk> wrote:

Dear Ms Spalletti

Please see enclosed correspondence.

Yours sincerely,

Chiara Longo

Associate Solicitor

chiaralongo@edwardsfamilylaw.co.uk

Office - 020 3983 1818

44 Southampton Buildings, London,
WC2A 1AP



EDWARDS FAMILY LAW



RE: Our client: Alexander Walker

From: Chiara Longo (chiaralongo@edwardsfamilylaw.co.uk)

To: property_92@yahoo.com

Cc: kellyedwards@edwardsfamilylaw.co.uk

Date: Tuesday 10 June 2025 at 10:04 BST

Dear Irene,

Many thanks for your email. Although I am not your solicitor, I must clarify that it is entirely incorrect that the Court cannot make an order at the case management hearing. Please refer to Practice Direction 29 of the CPR, which clearly outlines that the court can give directions at the case management hearing about the steps which are to be taken to secure the progress of the claim (PD 29, para 5.2). For the avoidance of doubt, directions are made by the Court in the form of **court orders**.

Even if you have not yet received the sealed order back from the Court, you must still comply with the order.

I understand you did not want for the property to be sold immediately – but an order has now been made by DJ Hussain, and as such the property shall be put on the open market for sale forthwith. You must comply with this and enable the property to be marketed for sale forthwith. Can I please draw your attention to paragraph 2 of the order, which reads: “*both parties are to take all reasonable steps to cooperate in the sale process and not take any steps designed to impede the process*”.

Please note that it is not incumbent upon my client to provide all the information you say you require to make a decision. Should you not make a choice within the specified timeframes, my client will be able to unilaterally choose the estate agent to market the property. I therefore invite you to make your own enquiries with Dexters, Barnard Marcus and Martyn Gerrard to decide which of the three agents should market the property and select your preferred agent **by 4pm on 11 June 2025**.

The market price of the property will be based on the estate agent’s valuation. This is, of course, likely to be informed by the condition of the property and whether the remedial works have been carried out. My client’s position remains as previously stated: he will pay for the works in the first instance if you agree to facilitate access.

Finally, now that the property is subject to an order for sale and that the final hearing in this matter will deal with the account claim, I would strongly encourage you to seek legal advice so that matters may proceed smoothly and you may better understand the process.

Kind regards,
Chiara

From: Irene Spalletti <property_92@yahoo.com>
Sent: 08 June 2025 19:38
To: Chiara Longo <chiaralongo@edwardsfamilylaw.co.uk>
Subject: Re: Our client: Alexander Walker

CAUTION: This Email is from an **EXTERNAL** source. Ensure you trust this sender before clicking on any links, attachments or sharing sensitive information.

Dear Chiara,

I have been informed that no court orders can be made at a case management hearing, and I have not yet received anything from the judge. Once I do, I will be able to seek legal advice on the matter.

In the meantime, could you please provide the necessary information to enable me, as a seller, to make an informed decision regarding all proposed options? On what basis am I expected to make a choice? Kindly outline the fees and terms associated with each option before asking me to sign anything.

Kind regards,
Irene Spalletti

On Friday 6 June 2025 at 11:59:17 BST, Chiara Longo <chiaralongo@edwardsfamilylaw.co.uk> wrote:

Dear Ms Spalletti

Please see enclosed correspondence.

Yours sincerely,



Re: Our client: Alexander Walker

From: Irene Spalletti (property_92@yahoo.com)

To: chiaraalongo@edwardsfamilylaw.co.uk

Cc: kellyedwards@edwardsfamilylaw.co.uk

Date: Tuesday 10 June 2025 at 13:53 BST

Dear Chiara,

My previous communication was not intended to convey that I am refusing to proceed, but rather that I am still awaiting the judge's order.

Regarding the estate sale, your client has been insistent on choosing the estate agents and conveyancing solicitors since November 2024. I am now surprised to learn that he is unable to provide any of the necessary information for us to make an informed choice, and furthermore, you are now asking me to gather this information for him within less than 24 hours. This is unacceptable. It is concerning that your client has not gathered any of this crucial information in nine months, despite repeatedly insisting on dictating who handles both the sale and the conveyancing. We are, after all, in the process of selling a property.

Had I been given sufficient time to gather quotes, I would have provided actual cost estimates from the builders, not just contact numbers.

On Tuesday 10 June 2025 at 10:04:42 BST, Chiara Longo <chiaralongo@edwardsfamilylaw.co.uk> wrote:

Dear Irene,

Many thanks for your email. Although I am not your solicitor, I must clarify that it is entirely incorrect that the Court cannot make an order at the case management hearing. Please refer to Practice Direction 29 of the CPR, which clearly outlines that the court can give directions at the case management hearing about the steps which are to be taken to secure the progress of the claim (PD 29, para 5.2). For the avoidance of doubt, directions are made by the Court in the form of **court orders**.

Even if you have not yet received the sealed order back from the Court, you must still comply with the order.

I understand you did not want for the property to be sold immediately – but an order has now been made by DJ Hussain, and as such the property shall be put on the open market for sale forthwith. You must comply with this and enable the property to be marketed for sale forthwith. Can I please draw your attention to paragraph 2 of the order, which reads: *“both parties are to take all reasonable steps to cooperate in the sale process and not take any steps designed to impede the process”*.

Please note that it is not incumbent upon my client to provide all the information you say you require to make a decision. Should you not make a choice within the specified timeframes, my client will be able to unilaterally choose the estate agent to market the property. I therefore invite you to make your own enquiries with Dexters, Barnard Marcus and Martyn Gerrard to decide which of the three agents should market the property and select your preferred agent **by 4pm on 11 June 2025**.

The market price of the property will be based on the estate agent's valuation. This is, of course, likely to be informed by the condition of the property and whether the remedial works have been

carried out. My client's position remains as previously stated: he will pay for the works in the first instance if you agree to facilitate access.

Finally, now that the property is subject to an order for sale and that the final hearing in this matter will deal with the account claim, I would strongly encourage you to seek legal advice so that matters may proceed smoothly and you may better understand the process.

Kind regards,
Chiara

From: Irene Spalletti <property_92@yahoo.com>
Sent: 08 June 2025 19:38
To: Chiara Longo <chiaralongo@edwardsfamilylaw.co.uk>
Subject: Re: Our client: Alexander Walker

CAUTION: This Email is from an **EXTERNAL** source. Ensure you trust this sender before clicking on any links, attachments or sharing sensitive information.

Dear Chiara,

I have been informed that no court orders can be made at a case management hearing, and I have not yet received anything from the judge. Once I do, I will be able to seek legal advice on the matter.

In the meantime, could you please provide the necessary information to enable me, as a seller, to make an informed decision regarding all proposed options? On what basis am I expected to make a choice? Kindly outline the fees and terms associated with each option before asking me to sign anything.

Kind regards,
Irene Spalletti

On Friday 6 June 2025 at 11:59:17 BST, Chiara Longo <chiaralongo@edwardsfamilylaw.co.uk> wrote:

Dear Ms Spalletti

Please see enclosed correspondence.

Yours sincerely,

Chiara Longo

Associate Solicitor

chiaralongo@edwardsfamilylaw.co.uk

Office - 020 3983 1818

44 Southampton Buildings, London,
WC2A 1AP



EDWARDS FAMILY LAW

