

HM Land Registry

Statement of truth in support of an application for registration based upon adverse possession

ST1

Any parts of the form that are not typed should be completed in black ink and in block capitals.

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

If a joint statement is made by two or more persons, consequential amendments can be made to the text in the panels (for example, 'I' can be changed to 'we').

HM Land Registry is unable to give legal advice, but you can find guidance on HM Land Registry applications (including our practice guides for conveyancers) at www.gov.uk/land-registry.

For information on how HM Land Registry processes your personal information, see our [Personal Information Charter](#).

Insert full name.

Insert full address.

Place 'X' in one box only.

This is for cases where the squatter is a company or firm, someone who has died, or is otherwise incapable of making the statement personally. Insert the name and address of the squatter.

Insert reasons and describe the relationship of the person making the statement to the person on whose behalf it is made. Enclose any relevant documentation (for example, office copy grant of probate).

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

Place 'X' in the appropriate box(es) and complete the relevant statement.

State reference, for example 'edged red'.

Insert title number(s) if the land is already registered. If only part of a registered title is affected the affected land should be clearly identified on an attached plan or by means of an existing reference on the title plan.

Insert the dates the adverse possession started and finished. Any 'gaps' must be specified if the period is not continuous. Only include the period of adverse possession by the person making this statement or on whose behalf it is made.

1	I: [REDACTED] of: 12 Chalgrove Road Thame Oxfordshire OX9 3TF make this statement in support of an application to Land Registry for registration based upon adverse possession.
2	Status I am <input checked="" type="checkbox"/> the person currently in adverse possession <input type="checkbox"/> a person who was previously in adverse possession <input type="checkbox"/> making this statement on behalf of: who is currently or was previously in adverse possession but who cannot make this statement for the following reasons:
3	Property: Land adjoining 12 Chalgrove Road Thame Oxfordshire OX9 3TF <input checked="" type="checkbox"/> The land is clearly identified on the attached plan and shown: edged red <input type="checkbox"/> The land is currently registered under title number(s):
4	Period of adverse possession: 21 March 1996 to present

Insert details of the acts relied on as establishing the necessary factual possession and intention to possess. Include details of the use made of the land by the owner and others.

5 Acts of adverse possession:

The Property was acquired by a former proprietor on 21 March 1996 and a Declaration provided at the time of our subsequent purchase is enclosed. We acquired the Property in September 1999 and have used the land in the same manner throughout the period of our ownership. The land has been incorporated into the front garden since at least 21 March 1996 to present and enclosed with boundary fences and hedges. The area has been paved and is used for the storage of bicycles. Photos of the area in question are enclosed.

Insert details of the extent, if any, to which the land has been and/or is enclosed by fences or other boundary features. Specify the nature of these features, who erected them and when, and by whom they have been maintained. If there is a gate, specify whether there is a lock for it and, if so, who has the key. If any previous boundary features have been removed, specify when, by whom and in what circumstances this was done.

6 Enclosure of the land:

The land has been enclosed with our adjoining garden land throughout the period of our ownership with boundary fences and hedges. When we acquired the property in 1999, the boundary was a mix of fencing and hedging which we understand was put in place by the previous owners. In 2000, we renewed the fencing on the boundary as shown in the photos attached to this Declaration. That has been replaced a couple of times during the period of our ownership and we have maintained that fencing throughout.

Place 'X' in the appropriate box(es) and complete the statement if applicable.

7 Permission to possess

The possession has been

without the consent, licence or permission of anyone at any time

by virtue of the following consent, licence or permission, which has expired or determined:

by virtue of the following consent, licence or permission:

Insert details of, for example, any tenancy or licence under which possession has been enjoyed, including the date of its expiry or determination.

Insert details.

Insert name and address of any known freehold owner of the land or person thought to be the freehold owner (such as the person having the unregistered documentary title to the land or being the registered proprietor of registered land) and/or any tenants and/or mortgagees. If not known, please state this by inserting 'not known'. If the land is unregistered, copies of any title deeds or other relevant documentation should be lodged, if available.

Insert details of any past or present contact with the freehold owner of the land or person thought to be the freehold owner and/or any tenants and/or mortgagees, including dates. If none, please state this by inserting 'none'. If there has been any dispute concerning the adverse possession, insert details, including dates. Attach copies of all available correspondence or other documents relating to the contact or dispute.

Insert details of such property. Where the title to this other property is registered, please quote the relevant title number(s) and provide copies of the relevant pre-registration title deeds. Where the title to this other property is unregistered, please confirm whether this is freehold or leasehold and provide copies of the relevant title deeds.

8 Details of any known freehold owner of the land or person thought to be the freehold owner and related persons:

An Index Map Search has been lodged which has identified that the Property comprises part of title number ON59365 of which the Thame Town Council is the registered proprietor.

9 Contact with freehold owner of the land and related persons:

None

10 Other property owned during the period referred to in panel 4 by the person making this statement or the person on behalf of whom this statement is made:

12 Chalgrove Road Thame Oxfordshire OX9 3TF

Insert other relevant details, (if any).

11 Other relevant details

A large, empty rectangular box with a thin black border, intended for providing additional information. The box is currently blank.

Place 'X' in the box against each of the statements being made, and complete one or both of the final statements if they are being made. You must make the first three statements, otherwise your application may be cancelled.

Insert details of the facts.

Insert details of the facts.

12 If the application is under paragraph 1 of Schedule 6 to the Land Registration Act 2002 AND you are the applicant

- Paragraph 1(3) of Schedule 6 to the Land Registration Act 2002 does not apply
- I confirm that to the best of my knowledge the restriction on applications in paragraph 8 of Schedule 6 to the Land Registration Act 2002 does not apply
- I confirm that to the best of my knowledge the estate is not, and has not been during any of the period of claimed adverse possession, subject to a trust (other than one where the interest of each of the beneficiaries is an interest in possession)
- Should a person given notice under paragraph 2 of Schedule 6 to the Land Registration Act 2002 require the application to be dealt with under paragraph 5 of that Schedule, the facts supporting my reliance on one or more of the conditions set out in that paragraph are as follows:

It would be unconscionable to seek to dispossess us from the Property and the circumstances are such that we should be registered as proprietors in view of the length of possession and incorporation into our garden land referred to above.

- I am relying on paragraph 1(2) of Schedule 6 to the Land Registration Act 2002 and the facts supporting such reliance are as follows:

Place 'X' in the box against each of the statements being made, and complete the final statement. You must make all these statements, and complete the final statement, otherwise your application may be cancelled.

Insert full details.

If the person making the statement is unable to sign it, this wording will need to be amended to comply with rule 215A(5) and (6) of the Land Registration Rules 2003. In addition, and in cases where the person making the statement is unable to read, there will need to be an appropriate certificate: see rule 215A(4) and (5).

Where the application is being made under Schedule 6 and the person making this statement, or on whose behalf it is made, is the applicant, the statement must be made not more than one month before the date of the application.

WARNING

If the application proceeds, notice of the application (accompanied by a copy of this statement of truth) may be sent by the Registrar to the owner of the land or any person thought to be the owner and/or any other person upon whom the Registrar considers it necessary or desirable to serve notice.

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

- 13 If the application is under paragraph 6 of Schedule 6 to the Land Registration Act 2002 AND you are the applicant
- Paragraph 6(2) of Schedule 6 to the Land Registration Act 2002 does not apply
 - I confirm that to the best of my knowledge the restriction on applications in paragraph 8 of Schedule 6 to the Land Registration Act 2002 does not apply
 - I confirm that to the best of my knowledge the estate is not, and has not been during any of the period of claimed adverse possession, subject to a trust (other than one where the interest of each of the beneficiaries is an interest in possession)
 - The full details of the rejected application are as follows:

- 14 I believe that the facts and matters contained in this statement are true

Signature (of person making this statement):

Print full name:

Date: 6/11/24



Map scale 1:625

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Data last updated 10:00pm 22 MAY, 2024



STATUTORY DECLARATION

WE, 

of 12 Chalgrove Road Thame Oxon **DO SOLEMNLY AND SINCERELY DECLARE** as follows:-

1. We purchased 12 Chalgrove Road Thame Oxon on 21 March 1996 and the title is registered under title number ON43878.
2. Since the date of our purchase we have incorporated into our front garden the area of land coloured blue on the enclosed plan and have cut the grass and have maintained the beech hedge which encloses the piece of land coloured blue on the said plan.
3. We have used this piece of land in full and undisturbed possession and enjoyment continuously since the date of our purchase.

WE MAKE THIS SOLEMN DECLARATION in accordance with the Statutory Declaration Act 1835.

DECLARED AT

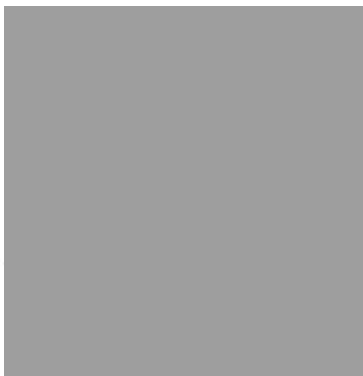
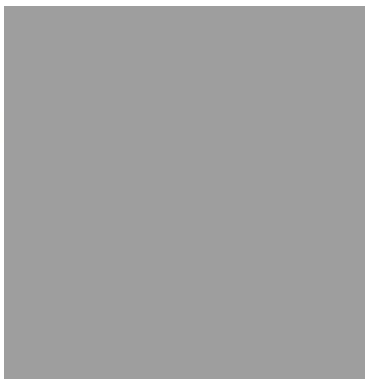
This day of 1999

Before me

2 NOV. 1999

Solicitor.

HANS J. P. PATERNOTTE 



NATIONAL GRID PLAN

SP7106

SECTION

OXFORDSHIRE

SOUTH OXFORDSHIRE DISTRICT

Scale 1/1250

Enlarged from 1/2500

THAME PARISH

