



Charsley Harrison LLP
SOLICITORS

Our ref: [REDACTED]
Your ref:

Windsor House
Victoria Street
WINDSOR
Berkshire
SL4 1EN

Parks & Countryside Service
Bracknell Forest Council
Time Square
Market Street
Bracknell
Berkshire
RG12 1JD

Tel: (01753) 851591
International Tel: +44 1753 851591

Fax: (01753) 832550
DX 3800 Windsor

www.charsleyharrison.com

By Recorded Delivery Post

31 August 2023

Dear Sirs,

Our Clients: Mr Timothy David Radcliffe and Ms Jane Ann Marshall
Address: Sentosa, Forest Road, Hayley Green, Warfield, Bracknell, Berkshire, RG42 6DB

Re: Application for deposits under section 31(6) of the Highways Act 1980 and Section 15A(1) of the Commons Act 2006

We act for our above-named clients. Our clients do not wish to dedicate any part of their land, including any pathway/track through their property, as highways or as a public footpath or bridleway or byway. Accordingly, we submit the following for your consideration:

1. Duly completed and signed Application Form CA16 from our clients.
2. Statutory Declaration Dated 31/08/2023 of Mr Timothy David Radcliffe with EXHIBITS TR-1 to TR-5.
3. HM Land Registry Official Copy Entry of Title of Property Sentosa BK7758 (EXHIBIT TR-1)
4. Ordnance Map in the requisite scale from Knight Frank LLP dated 24/03/2023 (EXHIBIT TR-2)
5. Photographs of Signage on Property (EXHIBIT TR-3)
6. Photographs of Wooden Arch Constructed by the Councils (EXHIBIT TR-4)
7. Enquiry & Response Document Circa 1988 from Purchase Conveyance Stage of our clients' property (EXHIBIT TR-5)

Could you please process our clients' application at the earliest and kindly provide us a reference number?

We understand from [REDACTED] (Customer Service) and [REDACTED] (Parks and Countryside Team) that your office does not accept cheques any longer and will be in contact on receipt of the application form to take a card payment. Could we please request you to contact our client Mr Timothy David Radcliffe directly on [REDACTED] to process this card payment of **£435.90** (£363.25 + VAT)?

We would be grateful if you could please acknowledge safe receipt of this application in the first instance.

Charsley Harrison Limited Liability Partnership is incorporated in England & Wales under Number OC340885. Registered Office is at Windsor House Victoria Street Windsor Berkshire SL4 1EN. Charsley Harrison LLP is authorised and regulated by the Solicitors Regulation Authority (SRA Number 509880). A list of Members is available at our Registered Office.

We do not accept service of proceedings by email or fax

For any queries in relation to this application, please do not hesitate to contact Mrs Amita Sharma of our office [REDACTED] quoting our above reference.

Yours faithfully

[REDACTED]

CHARSLEY HARRISON LLP

Application Form

Form CA16

Application Form for deposits under section 31(6) of the Highways Act 1980 and section 15A(1) of the Commons Act 2006**Please read the following guidance carefully before completing this form**

1. *Guidance relating to completion of this form is available from <https://www.gov.uk/town-and-village-greens-how-to-register>. Please refer to these separate notes when completing this form.*
2. *Parts A and F must be completed in all cases.*
3. *The form must be signed and dated by, or by a duly authorised representative of, every owner of land to which the application relates who is an individual, and by the secretary or some other duly authorised officer of every owner of land to which the application relates which is a body corporate or an unincorporated association.*
4. *In the case of land in joint ownership all the joint owners must complete paragraphs 2 and 3 of Part A and complete and sign the application in Part F, unless a duly authorised representative completes and signs the form on behalf of all of the owners of the land. Paragraph 3 should be completed in full to clearly explain the capacity of each applicant e.g. trustee, landowner's managing agent, executor.*
5. *'Owner' is defined in section 61(3) of the Commons Act 2006 and section 31(7) of the Highways Act 1980 and means, broadly, a legal owner of the freehold interest in the land.*
6. *Where the application relates to more than one parcel of land, a description of each parcel should be included in Paragraph 4 of Part A and the remainder of the form should be completed to clearly identify which statement and/or declaration relates to which parcel of land. This may require the insertion of additional wording. See separate notes for further guidance. Multiple parcels of land should be clearly identified by coloured edging on any accompanying map.*
7. *Where a statement or declaration requires reference to colouring shown on an accompanying map or previously lodged map, the colouring must be clearly specified and must match that shown on the relevant map. For example, if a footpath is specified in a Part C declaration as shown coloured brown, the accompanying map or previously deposited map referred to must reflect that colouring.*
8. *An application must be accompanied by an ordnance map, or (in respect of declarations under Part C or statements under Part D of this form) refer to a map previously deposited in accordance with the Commons (Registration of Town or Village Greens) and Dedicated Highways (Landowner Statements and Declaration) (England) Regulations 2013 or (if deposited before 1st October 2013) in accordance with section 31(6) of the Highways Act 1980. Any accompanying map must be an ordnance map at a scale of not less than 1:10,560 showing the boundary of the land to which the application relates in coloured edging.*
9. *An application must be accompanied by the requisite fee – please ask the appropriate authority for details.*

10. 'Appropriate authority' means (a) in relation to a map or statement deposited or declaration lodged under section 31(6) of that Act, an appropriate council (as defined in section 31(7) of the Highways Act 1980); and (b) in relation to a statement and map deposited under section 15A(1) of the 2006 Act, a commons registration authority (defined in section 4 of the Commons Act 2006 and section 2 of the Commons Registration Act 1965). In practice, the appropriate council and commons registration authority will usually be the same body.

PART A: Information relating to the applicant and land to which the application relates
(all applicants must complete this Part)

1. Name of appropriate authority to which the application is addressed:

Bracknell Forest Borough Council

2. Name and full address (including postcode) of applicant(s):

Applicant 1:

**Mr Timothy David Radcliffe
Sentosa,
Forest Road,
Hayley Green,
Warfield,
Bracknell,
Berkshire,
RG42 6DB**

Applicant 2:

**Ms Jane Ann Marshall
Sentosa,
Forest Road,
Hayley Green,
Warfield,
Bracknell,
Berkshire,
RG42 6DB**

3. Status of applicant (tick relevant box or boxes):

We are

(a) the owners of the land(s) described in paragraph 4.

(b) making this application and the statements/declarations it contains on behalf of [*insert name of owner*] who is the owner of the land(s) described in paragraph 4 and in my capacity as [*insert details*].

4. Insert description of the land(s) to which the application relates (including full address and postcode):

Pathway/Track through Sentosa

And

Sentosa, Forest Road, Hayley Green, Warfield, Bracknell, Berkshire, RG42 6DB shown outlined in RED on the plan attached

5. Ordnance Survey six-figure grid reference(s) of a point within the area of land(s) to which the application relates (if known):

SU 8871 (Section A)

6. This deposit comprises the following statement(s) and/or declarations (*delete Parts B, C, or D where not applicable*):

PART B: Statement under section 31(6) of the Highways Act 1980

[We are/*insert name of owner*] is] the owners of the land described in paragraph 4 of Part A of this form and shown **[RED]** on the map accompanying this statement.

(delete wording in square brackets as appropriate and/or insert information as required)

~~[Ways shown *insert colouring* on the accompanying map are byways open to all traffic.]~~

~~[Ways shown *insert colouring* on the accompanying map are restricted byways.]~~

~~[Ways shown *insert colouring* on the accompanying map are public bridleways.]~~

~~[Ways shown *insert colouring* on the accompanying map are public footpaths.]~~

No ~~[other]~~ ways over the land shown **[RED]** on the accompanying map have been dedicated as highways.

(delete wording in square brackets as appropriate and/or insert information as required)

PART C: Declaration under section 31(6) of the Highways Act 1980

1. [I am/*insert name of owner*] is] the owner of the land described in paragraph 4 of Part A of this form and shown *insert colouring* on the map ~~[accompanying this declaration/lodged with *insert name* Council on *insert day, month, year*].~~

(delete wording in square brackets as appropriate and/or insert information as required)

2. On the *insert day* day of *insert month, year* [I/my/*insert name of owner's*] predecessor in title *insert name*] deposited with *insert name* Council, being the appropriate council, a statement accompanied by a map showing [my/*insert name of owner's*] property *insert colouring* which stated that:

~~[the ways shown *insert colouring* on that map [and on the map accompanying this declaration] had been dedicated as byways open to all traffic]~~

~~[the ways shown *insert colouring* on that map [and on the map accompanying this declaration] had been dedicated as restricted byways]~~

~~[the ways shown *insert colouring* on that map [and on the map accompanying this declaration] had been dedicated as bridleways]~~

~~[the ways shown *insert colouring* on that map [and on the map accompanying this declaration] had been dedicated as footpaths]~~

~~[no [other] ways had been dedicated as highways over [my/*insert name of owner's*] property].~~ *(delete wording in square brackets as appropriate and/or insert information as required)*

3. On the *insert day* day of *insert month, year* [I/my/*insert name of owner's*] predecessor in title *insert name*] deposited with *insert name* Council, being the appropriate council, a declaration dated *insert day, month, year*, stating that no additional ways ~~[other than those marked in the appropriate colour on the map accompanying that declaration]~~ had been dedicated as ~~[byways open to all traffic]~~ ~~[restricted byways]~~ ~~[bridleways]~~ ~~[footpaths]~~ since the deposit of the statement referred to in paragraph 2 above.

(delete if not applicable and delete wording in square brackets as appropriate and/or insert information as required)

4. No additional ways have been dedicated over the land *insert colouring* on the map ~~[accompanying this~~

declaration/referenced in paragraph 1 above] since the statement dated [insert day, month, year] referred to in paragraph 2 above [since the date of the declaration referred to in paragraph 3 above] [other than those [byways open to all traffic] [restricted byways] [bridleways] [footpaths] marked in the appropriate colour on the map accompanying this declaration] and at the present time [I/[insert name of owner]] [have/has] no intention of dedicating any more public rights of way over [my/the] property.
(delete wording in square brackets as appropriate and/or insert information as required)

PART D: Statement under section 15A(1) of the Commons Act 2006

[I am/[insert name of owner] is] the owner of the land described in paragraph 4 of Part A of this form and shown [insert colouring] on the map [accompanying this statement/deposited with [insert name] Council on [insert day, month, year]].

[I/[insert name of owner]] [wish/wishes] to bring to an end any period during which persons may have indulged as of right in lawful sports and pastimes on the whole or any part of the land shown [insert colouring] on the [accompanying map/map referenced above].
(delete wording in square brackets as appropriate and/or insert information as required)

PART E: Additional information relevant to the application
(insert any additional information relevant to the application)

Please see attached the Statutory Declaration of Mr Timothy David Radcliffe dated 31/08/2023 along with marked EXHIBITS TR-1 to TR-5.

PART F: Statement of Truth
(all applicants must complete this Part)

WARNING: 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.

I BELIEVE THAT THE FACTS AND MATTERS CONTAINED IN THIS FORM ARE TRUE

Signature (of the person making the statement of truth):

Print full name: Mr Timothy David Radcliffe

Date: 31/08/2023

I BELIEVE THAT THE FACTS AND MATTERS CONTAINED IN THIS FORM ARE TRUE

Signature (of the person making the statement of truth):

Print full name: Ms Jane Ann Marshall

Date: 31/08/2023

You should keep a copy of the completed form

Data Protection Act 1998 - Fair Processing Notice

The purpose of this Fair Processing Notice is to inform you of the use that will be made of your personal data, as required by the Data Protection Act 1998.

The appropriate authority (see explanation of definition in above guidance notes) in England is the data controller in respect of any personal data that you provide when you complete this form.

The information that you provide will be used by the appropriate authority in its duties to process applications to deposit statements, maps and declarations under section 31(6) the Highways Act 1980 and statements under section 15A(1) of the Commons Act 2006. The information you provide will also be used by the appropriate authority in its duty to update the registers in which details of such deposits are recorded under the Dedicated Highways (Registers under Section 31A of the Highways Act 1980) (England) Regulations 2007 and the Commons (Registration of Town or Village Greens) and Dedicated Highways (Landowner Statements and Declarations) (England) Regulations 2013.

The appropriate authority is required by the legislation above to maintain a register which holds information provided in this form, which can be inspected online or in person by members of the public on request. It may also be required to release information, including personal data and commercial information, on request under the Environmental Information Regulations 2004 or the Freedom of Information Act 2000. However, the appropriate authority will not permit any unwarranted breach of confidentiality nor will they act in contravention of their obligations under the Data Protection Act 1998.

Statutory Declaration of Mr Timothy David Radcliffe

I Mr Timothy David Radcliffe, of Sentosa, Forest Road, Hayley Green, Warfield, Bracknell, Berkshire, RG42 6DB do solemnly and sincerely declare that:

1. I am the joint legal owner of the freehold land known as Sentosa, Forest Road, Hayley Green, Warfield, Bracknell, Berkshire, RG42 6DB ["my/our property"] registered at HM Land Registry under Title Number BK7758. I attach the Official Copy Entry and Title Plan of the title of my property as **EXHIBIT TR-1**. I have co-owned this property with Ms Jane Ann Marshall since 1988. Ms Marshall and I have both continuously occupied the property since 1988. I make this declaration on behalf of both registered legal owners of the property.
2. This statutory declaration concerns the private road/track that runs south from Forest Road, Warfield through my property.
3. This road/track is and has always been a private road. I attach the Ordnance Map of my property as **EXHIBIT TR-2**.
4. As far as I am aware, the road/track across my property has always displayed signs marked Private Road since Ms Marshall and I co-purchased the property. Since becoming the owners of our property Ms Marshall and I have always intended to keep all pathways and tracks across our property as private.
5. Ms Marshall and I do not wish to dedicate the private road/track or any pathway or part of our property as highways or as a public footpath or bridleway or byway.
6. As part of the purchase conveyance of my property in 1988, I was aware that I was required to grant access to the private road to the owners of certain properties located at the rear and side of my property. This requirement is duly registered in the Title for my property. From 1988 until to-date, I have duly complied with this legal requirement.
7. During the pre-contract enquiries for the purchase conveyance of my property, I became aware that a sign indicating the private ownership of the land in this property was continuously displayed by previous owners of 'Sentosa' since 1960s. When I moved into the property in 1988, the property had signs (marked **Private Road**) displayed in the vicinity of the road/track indicating private ownership of the land. As long as I can remember, there has always been signage displayed on my property to notify all parties that it is a private property. It is submitted that my conduct in continuing to display Private Road signs on my property constitutes an overt act on my part as landowner and clearly communicates my intention not to dedicate the private road/track to the public. Over the years, the signs have been updated. In 2014, a Highways Act 1980 sign was renewed. This also constitutes an overt act on my part as landowner. The current sign (again an overt act) reads as follows and I attach a photograph of the same as **EXHIBIT TR-3**:

"HIGHWAYS ACT 1980

NOTICE IS HEREBY GIVEN

Pursuant to section 31(3) of the Highways Act 1980 that the land on which this notice is displayed is private property and that the owner has no intention of dedicating it or any part of it as a highway or footpath."

8. The private road/track only services my property and a few properties located at the rear and side of my property.
9. As part of granting right of way to the entitled properties, I have become aware that these parties mainly include the owners and residents of a) Warfield Park Homes (which is a mobile park home adjoining to the rear of my property), b) Woodlands c) Albanach, d) High Trees and e) Newell Lodge.
10. Warfield Park Homes houses several mobile homes (at least 200) and all the residents access the private road/track through my property.
11. In the past few years before COVID-19, I noticed an increased footfall on my private property. This is because Bracknell Forest Council made a gated arch on Westmorland Park which abuts on to the private track linked to my property. Even though there was an increase in footfall, it was nothing that was concerning. However, I have always confronted unauthorised people (according to my knowledge) who I have discovered accessing the private track and have turned them away from using the private road/track.
12. Since COVID-19, there was a significant influx of unauthorised public members on my private property. The building of a new housing estate in the area in general has also contributed to the increased footfall of unauthorised persons on the private track. As well as the private road signage on my property, I have always made it a point to mention to people seen on my property that it is a private road/path and they do not have any rights of entry or access onto my property.
13. My requests for these people to leave my property were ignored or challenged resulting in a very stressful situation for me and my family. In addition, it was difficult for me distinguish who to challenge as the residents of Warfield Park (The Mobile Home Park) located at the rear end of my property have written agreements allowing them rights of way over this private road/track on my land.
14. I discussed this matter with Warfield Park Homes and at the end of October 2021, an additional sign was put up next to the Highways Act 1980 sign (placed in 2014). This current additional sign (an overt act) reads as follows (please refer to **EXHIBIT TR-3**):

"PRIVATE ROAD - No public right of way"

15. Due to the increased footfall and due to the legal situation requiring me to grant access to certain properties (and their residents), I was not able to personally monitor the public footfall on my property. I could not restrict/fence off the pathway through my property completely as otherwise I would be in breach of the covenants of my property title (requiring me to grant access to certain properties).
16. The problem compounded further when towards the end of 2021, Bracknell Forest Council and Warfield Parish Council ran a public consultation to obtain the public views to designate the private lane/track through my property into a public right of way.
17. Due to the increased number of trespassers on my property, I did not feel it safe anymore to challenge people personally. I was being subjected to a lot of anger and abuse from members of public who could not comprehend that the signs on my property meant that they had no right of

way through my property. In spite of my efforts to discourage people to trespass on my private property, members of the public continued to access the pathway via my property against my express wishes. Due to the escalating situation, in May 2022, Ms Marshall and I sought legal assistance from Charsley Harrison LLP Solicitors to resolve this situation.

18. I am deeply disappointed that Bracknell Forest Council and Warfield Parish Council have run a public consultation encouraging members of public to assert a right on my private property. I submit that this was an inconsistent step by the Councils as my property has always displayed signage to say it is a private property. In addition, my family and I have continuously used this property as our residential house and gardens since 1988.
19. I was made aware by my predecessor in ownership of the title of my property that such signage was always in place since the 1960's.
20. Since the Councils ran the public consultation, I have always opposed the proposed dedication of land on my property as a public right of way. I assert that this proposal detrimentally affects my usage of my private property.
21. My family and I are entitled to peacefully enjoy my property. The increasing unauthorised footfall on my property is reducing my right to quiet enjoyment of my property.
22. My family and I are suffering loss of privacy as a result of the unauthorised use of my property by members of the public against my express wishes.
23. We are having to put up with noise and nuisance issues throughout the day and night due to this unauthorised use by members of the public.
24. As well as my immediate concern about a public right of way being proposed through my property, I am also concerned that in future there might be talks of the pathway being adopted into a public Highway. This will encroach on my right to quiet and peaceful enjoyment of my residence.
25. The unauthorised increased footfall on my private property has subjected the property to incidents of vandalism from members of public.
26. Any efforts by the Local Highway Authority to adopt the pathway through my private property will not be in line with the character of my property. Adopting the private track as a public footpath/pathway will split up my land. Ms Marshall and I own land on both sides of this pathway. I submit that the pathway was and should remain a private pathway serving my property and the few properties which have authorised use of the pathway.
27. When I purchased the property in 1988, the surrounding neighbourhood was not very well developed. I have been an owner occupier of my property for almost 35 years, and I have a legitimate wish to quietly enjoy my private property without the Council interfering with my property rights.
28. I submit that the Councils' actions in running the consultation have also contributed to the increased footfall. In addition, they have indirectly directed and encouraged members of public to access the private pathway through my property by constructing a wooden arch on the edge of Westmorland Park which opens up towards my property and the private track. I attach photographs of this arch as **EXHIBIT TR-4**. I assert that this conduct on both the Councils' part is misleading as there is no public right of way along the private track.

29. I am aggrieved that the Councils' conduct has knowingly been prejudicial towards me and my family as owner occupiers of our property. The Councils are clearly aware that since 2005, they have been granted a permission license to allow their bin collection lorries to pass through my land along the private track in order to collect waste from the new Westmorland Park.
30. I assert that the use of my private property by any unauthorised members of the public is illegal and against my express wishes. This amounts to trespass of land in common law and I will not hesitate to take legal actions should it become unavoidable.
31. I assert that the Councils have acted unreasonably, and their actions has caused me to incur losses and endure suffering due to psychological stress. My legal representatives have already written to the Rights of Way Team on 07/10/2022 requesting them to cease and desist from encouraging members of the public to access Westmorland Park via my private property and I understand that they are yet to formally respond to my legal representatives.
32. I have never had any intention in the past nor do I have any intention at present to dedicate any pathway/track through my property to the public as highways. This continues to be my stance throughout my period of ownership of my property. My property was, is and will remain a private residential property.
33. Any applications to presume the dedication of the pathway/track through my property will be strongly opposed. Apart from the 6 local residents who are personally known to me (who I have granted verbal permission to walk along the track), I have never authorised or allowed any other members of the public to use the pathway/track through my property. Since my ownership of the property commenced, the pathway has been maintained at my expense as well as the expenses incurred by Warfield Park Homes who own the stretch of private road/track abutting Sentosa's boundary. The pathway has never been maintained at public expense and members of public do not have any rights of way or access. Any claimed use of the track by members of the public is against my express wishes and in breach of my rights as the co-owner of my property. To provide proof of evidence, I attach the County Councils Enquiries Response document from the 1988 purchase conveyance stage of my property marked as **EXHIBIT TR-5**.

"ENQUIRY

PART I

1. (A) Are the highways (including footpaths) abutting on the property maintained by the County Council?

REPLY

1.(A) Forest Road - Yes

Track crossing the land – No"


34. I assert that the history and the nature of use of the pathway through my property indicates clearly that it is a private pathway serving my property as well as the small number of properties with written authorised use of the pathway.

And I make this solemn declaration conscientiously believing the same to be true and by virtue of the Statutory Declarations Act 1835.

Declared at Charles Coleman LLP
28-30 Beacomb road, Windsor, Berkshire, SL4 1JP

On 31st Day of August 2023

Before me T Shan Nathan Kepar

Signed 

Print Name: Mr Timothy David Radcliffe




ENCLOSURES:

1. EXHIBIT TR-1
2. EXHIBIT TR-2
3. EXHIBIT TR-3
4. EXHIBIT TR-4
5. EXHIBIT TR-5

EXHIBIT TR-1

This is EXHIBIT TR-1 referred to in the Statutory Declaration of Mr Timothy David Radcliffe

Declared at Charles Coleman LLP

28 – 30 Beaumont Road, Windsor, Berkshire, SL4 1JP

On 31st Day of August 2023

Before me Ishan Nathan Kapoor

Signed  _____

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



Official copy of register of title

Title number BK7758

Edition date 19.11.2014

- This official copy shows the entries on the register of title on 23 AUG 2023 at 12:11:47.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 23 Aug 2023.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Gloucester Office.

A: Property Register

This register describes the land and estate comprised in the title.

BRACKNELL FOREST

- 1 (17.05.1934) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Sentosa, Forest Road, Hayley Green, Warfield (RG42 6DB).
- 2 A new filed plan based on an amended extent has been substituted for the original plan.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (27.09.1988) PROPRIETOR: TIMOTHY DAVID RADCLIFFE and JANE ANNE MARSHALL of Sentosa, Forest Road, Hayley Green, Warfield, Bracknell, Berks SG42 6DB.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 The land tinted blue on the filed plan is subject to rights of way rights of drainage and rights of laying installing and maintaining water mains, electric mains gas mains and other services.
- 2 (27.09.1995) The land is subject to the rights granted by a Transfer dated 27 July 1995 made between (1) Peter Murray McMurtrie and others and (2) Timothy David Radcliffe and Jane Anne Marshall.

The said Transfer also contains a provision to grant rights as therein mentioned.

NOTE: Original filed under BK331932.

Title number BK7758

End of register

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 23 August 2023 shows the state of this title plan on 23 August 2023 at 14:36:00. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. This title is dealt with by the HM Land Registry, Gloucester Office .

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H.M. LAND REGISTRY

TITLE NUMBER

BK7758

ORDNANCE SURVEY
PLAN REFERENCE

COUNTY

SHEET

NATIONAL GRID

SECTION

-BERKSHIRE-

SU 8871

A

Scale: 1/1250 Enlarged from 1/2500 -BRACKNELL-DISTRICT-

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ADMINISTRATIVE AREA BRACKNELL FOREST

Old Reference XXXIX 6 D

The boundaries shown by dotted lines have been plotted from the plans on the deeds. The title plan may be updated from later survey information.

SU 8871
SU 8870

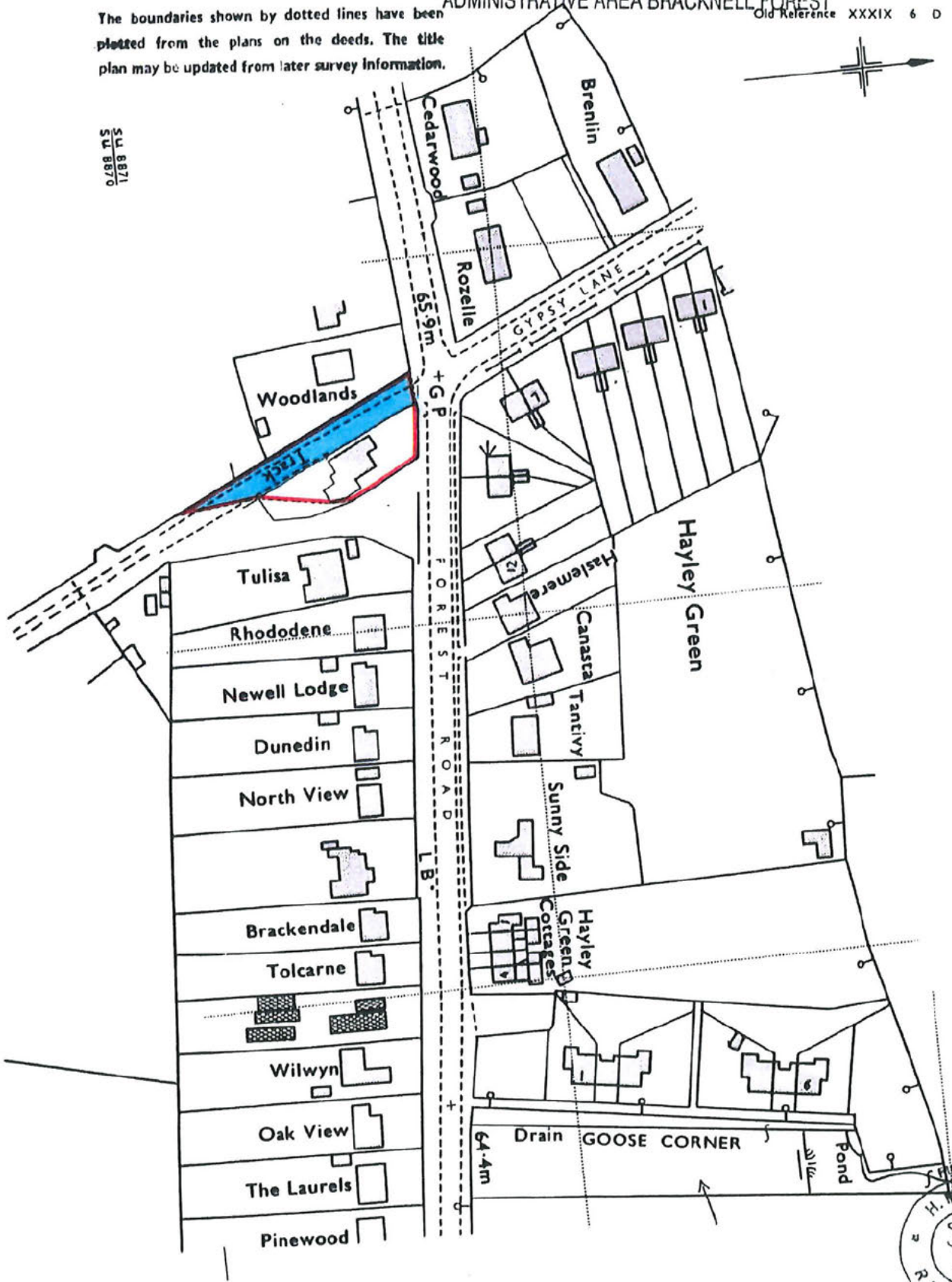


EXHIBIT TR-2

This is EXHIBIT TR-2 referred to in the Statutory Declaration of
Mr Timothy David Radcliffe

Declared at Charles Coleman LLP

28 – 30 Beaumont Road, Windsor, Berkshire, SL4 1JP

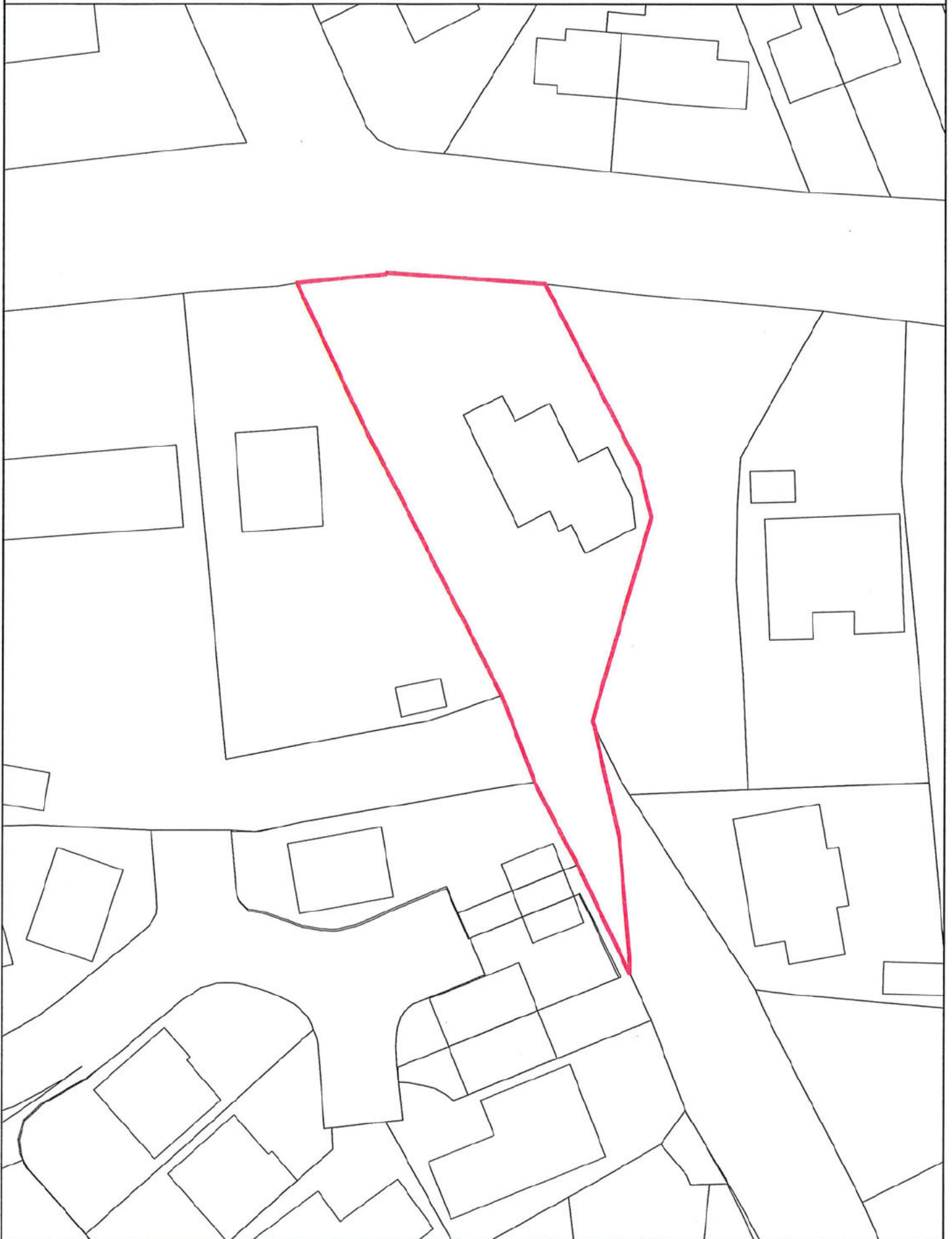
On 31st Day of August 2023

Before me Ishan Nathan Kapoor

Signed



Sentosa, Forest Road



Date:
24/03/23

Scale:
1:500 @ A4

This Plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form part of any contract.

EXHIBIT TR-3

This is EXHIBIT TR-3 referred to in the Statutory Declaration of Mr Timothy David Radcliffe

Declared at Charles Coleman LLP

28 – 30 Beaumont Road, Windsor, Berkshire, SL4 1JP

On 31st Day of August 2023

Before me Ishan Nathan Kapoor

Signed

A solid black rectangular box redacting the signature of the witness.



ALWAYS ASK 1980
NOTICE OF PROPERTY RIGHTS
Whenever an interest in land is transferred, the owner should be notified of the owner's rights and the owner's obligations. This notice is required by law. It is the owner's responsibility to ensure that the notice is properly recorded and that the notice is properly recorded in the public records. It is the owner's responsibility to ensure that the notice is properly recorded in the public records.

PRIVATE ROAD
No public right of way



EXHIBIT TR-4

This is EXHIBIT TR-4 referred to in the Statutory Declaration of Mr Timothy David Radcliffe

Declared at Charles Coleman LLP

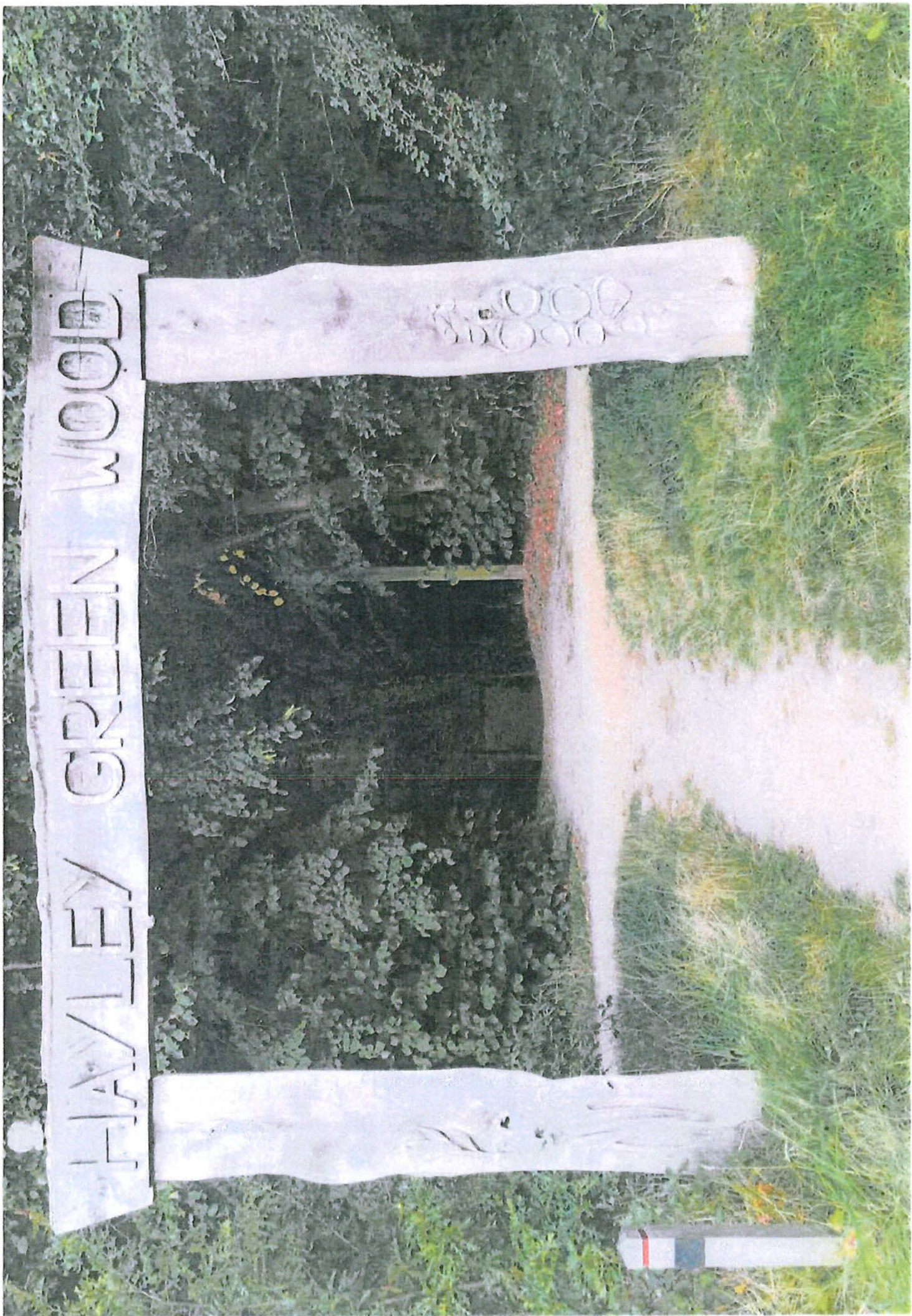
28 – 30 Beaumont Road, Windsor, Berkshire, SL4 1JP

On 31st Day of August 2023

Before me Ishan Nathan Kapoor

Signed

A black rectangular box redacting the signature of the witness, Ishan Nathan Kapoor.



HAYLEY GREEN WOOD







EXHIBIT TR-5

This is EXHIBIT TR-5 referred to in the Statutory Declaration of Mr Timothy David Radcliffe

Declared at Charles Coleman LLP

28 – 30 Beaumont Road, Windsor, Berkshire, SL4 1JP

On 31st Day of August 2023

Before me Ishan Nathan Kapoor

Signed



COUNTY COUNCILS

ENQUIRY

PART I

REPLY

NOTE.—*Inappropriate enquiries should be deleted.*

- | | |
|--|--|
| <p>1. (A) Are the highways (including footpaths) abutting on the property maintained by the County Council ?</p> <p>(B) If not, please state whether the County Council have passed any resolution to make them up at the cost of the frontagers.</p> <p>[NOTE.—If the property is situated in a Borough or Urban District, paragraph (B) should be deleted and addressed to that Borough or Urban District Council.]</p> <p>(C) (i) Has any agreement under section 40 of the Highways Act, 1959, been made in respect thereof, which is still operative ?</p> <p>(ii) If so, is the agreement supported by a bond ?</p> <p>(D) Have any proposals (other than such as are referred to in Enquiries 2 and 7 below) for the improvement, widening, alteration or construction of any road been approved by the County Council, which are likely to affect the property ?</p> | <p>1. (A)</p> <p>(B)</p> <p>(C) (i)</p> <p>(ii)</p> <p>(D)</p> |
| <p>2. (A) Has any Order, draft Order or Scheme, under the Trunk Roads Act, 1936, the Trunk Roads Act, 1946, the Special Roads Act, 1949, or Part II of the Highways Act, 1959, relating to a road or proposed road, the centre line of which is within 200 yards of the property, been notified to the County Council by the Minister of Transport, or have the County Council made, or resolved to make, a Scheme under any such statutory provision in respect of such a road or proposed road ?</p> <p>(B) Apart from the matters disclosed by the replies to Enquiries 1 (D) and 7, have the County Council (i) resolved to construct a subway, underpass, flyover, or elevated road, the centre line of which is within 200 yards of the property, or (ii) been notified that the Minister of Transport proposes to construct any such works ?</p> | <p>2. (A)</p> <p>(B)</p> |
| <p>3. (A) Is the property controlled land within the meaning of the First Schedule to the Public Utilities Street Works Act, 1950 ?</p> <p>(B) If so, have the County Council authorised or have they under consideration an application to authorise any undertakers to execute works on, under or affecting the property in pursuance of that Act ?</p> | <p>3. (A)</p> <p>(B)</p> |
| <p>4. Are there any outstanding notices (whether statutory or informal) which have been issued by the County Council other than notices shown in the Official Certificate of Search ? If so, please give particulars thereof.</p> | <p>4.</p> |
| <p>5. Has any enforcement notice under the Town and Country Planning Acts, 1947 or 1962, been authorised by the County Council for service, but not yet registered ?</p> | <p>5.</p> |
| <p>6. If there was an operative Planning Scheme in force prior to the 1st July, 1948, is the property affected by any of the matters (relating to the continuance in force of certain matters under the Town and Country Planning Act, 1932) referred to in paragraph 7 of the Tenth Schedule to the Town and Country Planning Act, 1947, as continued in force by the Thirteenth Schedule to the Town and Country Planning Act, 1962 ?</p> | <p>6.</p> |

Gen. 29B (insert)

Official Number 269998.....

- | | | |
|----|------|------------------------------|
| 1. | (A) | Forest Road - Yes |
| | (B) | Track crossing the land - No |
| | (C) | No |
| | (1) | - |
| | (ii) | - |
| | (D) | NO |
| 2. | (A) | NO |
| | (B) | NO |
| 3. | (A) | NO |
| | (B) | - |
| 4. | | NO |
| 5. | | NO |
| 6. | | No operative scheme |