

Land Registry

CAUTION AGAINST FIRST REGISTRATION

CT1

TH 1930SW

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.

Land Registry is unable to give legal advice but our website www1.landregistry.gov.uk provides guidance on Land Registry applications. This includes public guides and practice guides (aimed at conveyancers) that can also be obtained from any Land Registry office.

See www1.landregistry.gov.uk/regional if you are unsure which Land Registry office to send this application to.

Conveyancer is a term used in this form. It is defined in rule 217A, Land Registration Rules 2003 and includes persons authorised under the Legal Services Act 2007 to provide reserved legal services relating to land registration and includes solicitors and licensed conveyancers.

LAND REGISTRY USE ONLY

Record of fees paid

28/03/2012 12:20 027504#4004 0001
1st REG. \$50.00

Particulars of under/over payments

Reference number

Fees debited £

Where there is more than one local authority serving an area, enter the one to which council tax or business rates are normally paid.

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. Only use the second option where the property has an address and is fenced on the ground.

Enter reference, for example 'edged red'.

See fees calculator at www1.landregistry.gov.uk/fees

Place 'X' in the appropriate box.

The fee will be charged to the account specified in panel 6.

Provide the full name(s) of the person(s) applying for the caution. Where a conveyancer lodges the application, this must be the name(s) of the client(s), not the conveyancer.

Complete as appropriate where the cautioner is a company.

1 Local authority serving the property:

NORTH HERTS DISTRICT COUNCIL (N.H.D.C.)

2 Property: 54, WOOLGROVE ROAD

HITCHIN, HERTFORDSHIRE, SG4 0AZ

3 The extent of the land to which the caution relates can be clearly identified on the current edition of the Ordnance Survey map from

☒ the attached plan and shown:

☒ the address shown in panel 2

4 Application and fee

Application	Fee paid (£)
Caution against first registration	50-00.

Fee payment method

☒ cheque made payable to 'Land Registry'

☐ direct debit, under an agreement with Land Registry

5 The cautioner:

MR JOHN HENRY DOLAN

For UK incorporated companies/LLPs

Registered number of company or limited liability partnership including any prefix:

For overseas companies

(a) Territory of incorporation:

J183

Place 'X' in the appropriate box.

This is for cases where the cautioner is a company or firm, or is otherwise incapable of making the statement personally.

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.

9 Identity of person making the statement of truth in panel 10

☒ The statement is made by (one of) the cautioner(s).

The full name of the person making the statement is:

MR. JOHN HENRY DOLAN

☐ The statement is made on behalf of (one of) the cautioner(s), who cannot make this statement for the following reasons:

The full name of the person making the statement is:

Address:

☐ The statement is made by a conveyancer acting for the cautioner.

The conveyancer's full name is:

Firm name (if any):

Address or UK DX box number:

J184

If you are paying by direct debit, this will be the account charged.

This is the address to which we will normally send requisitions and return documents. However if you insert an email address, we will use this whenever possible.

Place 'X' in the appropriate box(es) and complete as necessary. In the case of a leasehold estate, rentcharge, franchise or profit a prendre in gross, please provide full details of the particular leasehold estate, rentcharge, franchise or profit affected. Include the date, nature and parties of the instrument by which the estate was created, if known; the amount of the rentcharge; the nature of the franchise or profit; and length of the term, if leasehold.

If 'Yes', include all particulars for the discontinued term, for example affected days, weeks, months and so on

Each cautioner may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

6 This application is sent to Land Registry by

Key number (if applicable):

Name:

Address or UK DX box number:

Email address

Reference:

Phone no:

Fax no:

7 The estate to which the caution relates is

☒ the freehold

☐ a lease dated

from

for a term of
made between

Is the lease discontinuous?

☐ Yes

☐ No

☐ a rentcharge

☐ a franchise

☐ a profit a prendre in gross

8 The address(es) for service for each cautioner to be entered in the register is:

FORMAN LAWS SOLICITORS, 25, BANCROFT,
HITCHIN HERTS.. SG5 1JW DX NO. 7102 HITCHIN
REF. DWM ME/17685-0001-4

J185

This panel must set out the nature of the cautioner's interest. Do not attach any documents.

See the warnings at the end of this form.

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

10 Statement of truth

I state that the cautioner is interested in the estate referred to in panel 7 as: **THE FREEHOLD OF NO. 54 WOOLGROVE ROAD, HITCHIN, HERTS. SG4 0AZ.**

[I BELIEVE WALLY GIFTED THE HOUSE AND GARDEN TO ME WHILE HE WAS ALIVE, AND I WAS LOOKING AFTER HIM AND MAINTAINING THE HOUSE AS BEST I COULD.] I HELPED WALLY PAY BILLS & FOOD etc. BUT I WOULD NEVER SAY THAT HE OWED ME ANY MONEY. WALLY HAD NO DEPENDANTS AND NO RELATIVES THAT LIVED ON. ANNIE DIED YEARS BEFORE HIM AS DID TED WHO HAD NO CHILDREN OR DEPENDANTS. I REFER TO ST1 IN SUPPORT OF AN APPLICATION FOR REGISTRATION BASED UPON ADVERSE POSSESSION, WHICH I NOW REALISE WAS WRONG AND IS HEREBY AMENDED. [I KNOW THAT WALLY ALWAYS EXPRESSED HIS WISHES THAT I SHOULD HAVE THE HOUSE AFTER HE HAD GONE, AND THIS IS WHAT HE WANTED.] IT WILL COST A LOT OF MONEY TO PUT THE HOUSE RIGHT BUT THE LOCAL COUNCIL AND MY SOLICITOR HAVE BEEN MOST HELPFUL IN GETTING TO THIS POINT. I AM ABSOLUTELY SURE THIS IS WHAT WALLY WOULD HAVE WANTED.

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

Signature: _____

Print full name: **JOHN HENRY DOLAN**

Date: **27th MARCH 2012.**

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).

If a conveyancer is acting for the applicant, that conveyancer must sign. If no conveyancer is acting, the applicant (and if more than one person then each of them) must sign.

11

Signature of applicant
or their conveyancer:

Date: 27/03/2012

Caution applications do not require any consents. However, a person may consent to the lodging of a caution in accordance with rule 47 of the Land Registration Rules 2003. By so consenting that person may only apply to cancel the caution under section 18(1) of the Land Registration Act 2002 if one of the exceptions under rule 46 of the Land Registration Rules 2003 applies.

12

I/We consent to the lodging of the caution

Print full name(s)

Signature(s)

1.

1.

2.

2.

3.

3.

4.

4.

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.

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.

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J187



SEQ17

Land Registry

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

ST1

CT1

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').

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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: **JOHN HENRY DOLAN**
of: **54 WOOLGROVE ROAD, HITCHIN,**
HERTFORDSHIRE. SG4 0AZ
make this statement in support of an application to Land Registry
for registration based upon adverse possession.

2 Status

I am

- ☒ the person currently in adverse possession
☐ a person who was previously in adverse possession
☐ making this statement on behalf of:

N.A.

who is currently or was previously in adverse possession
but who cannot make this statement for the following
reasons:

3 Property: **54, WOOLGROVE ROAD,**
HITCHIN, HERTFORDSHIRE.
SG4 0AZ

- ☒ The land is clearly identified on the attached plan and
shown:
☐ The land is currently registered under title number(s):

4 Period of adverse possession: **AFFILIATION TO THE PROPERTY**
SINCE AUGUST 1998 **WALLY & FAMILY**
13 YEARS & 8 MONTHS.

LRST1/1
J188

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.

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.

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

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.

5 Acts of adverse possession: I LOOKED AFTER AND RESIDED WITH WALLACE ORLANDO WHITING AT NO. 54 (ANGLICAN CLOSE FRIEND). I MAINTAINED THE HOUSE AND GARDEN AND MOST REPAIRS. WALLACE DID NOT ENJOY THE BEST OF HEALTH AND MY WIFE AND I LOOKED AFTER HIM UNTIL HIS DEATH IN AUTUMN 2006. ALL BILLS WERE IN MY NAME AND PAID BY ME. WALLACE NEVER REGISTERED THE HOUSE & LAND IN MY NAME, AND MY SOLICITOR CANNOT FIND ANY EVIDENCE OF TITLE DEEDS, WHICH IS WHY TO PROTECT MY RIGHTS TO THE PROPERTY HE SAID TO KILL IN THESE FORMS. OUR HOUSE IS JUST DOWN THE ROAD, AND WALLACE ALWAYS SAID AS HE HAD NO DEPENDANTS THE HOUSE WOULD BE MINE WHEN HE PASSED ON. HE GAVE ME A LETTER (WILL) WHICH WILL BE PRODUCED IF NEEDED BY MY SOLICITOR. DAVID MORGAN, FOREMAN LANE LLP, HITCHIN.

6 Enclosure of the land: IT IS JUST A NORMAL 3 BED SEMI-DETACHED HOUSE & GARDEN. I OVER THE YEARS MAINTAINED THE FENCES AND GATE AND I HAVE THE KEYS. NO BOUNDARY FEATURES HAVE BEEN REMOVED.

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: FROM WALLACE UNTIL HE DIED, WHICH I JUST CARRIED ON.

- ☐ by virtue of the following consent, licence or permission:

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

THERE WAS NO MORTGAGE AND WALLACE BOUGHT THE HOUSE WITH HIS WIFE ANNIE, WHO DIED 4 YEARS AGO FROM HITCHIN URBAN DISTRICT COUNCIL ON 15th MARCH 1974. NOW NONE WITH MY HELP, THE BILLOFSALE SHOWS:- WALLACE ORLANDO WHITING (DECEASED) ANNIE MARGARET WHITING (DECEASED) EDWARD ANTHONY WHITING (DECEASED)

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

MOST OF MY CONTACT WAS WITH WALLACE, W.O. WHITING WHO CONSENTED TO ME LOOKING AFTER HIM AND HIS HOUSE UNTIL HE WAS SO ILL MY WIFE AND I LOOKED AFTER HIM AT OUR HOUSE. THERE WAS A LETTER WHICH WE COULDN'T FIND UNTIL MY ELDERLY MOTHER SAYS IS IN HER LOFT, WE WILL TRY AND GET IT AND GIVE IT TO MY SOLICITOR. WALLACE NEVER HAD ANY DISPUTES WITH ME. UNFORTUNATELY ALL SEARCHES BY SOLICITOR & COUNCIL HAVE REVEALED NOTHING.

J189

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.

Insert other relevant details, (if any).

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.

- 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:



LEASEHOLD NHDC.

11 Other relevant details I THINK I HAVE COVERED MOST THINGS BUT IF YOU NEED ANYTHING ELSE PLEASE CONTACT ME AT NO. 54 OR MY WIFE (OR AG) AT NO. 63. MR DAVID MORGAN (SOLICITOR) OF FOREMAN LAWS 225 BANCROFT, HITCHIN. HAS ADVISED ME THAT THIS IS THE BEST COURSE OF ACTION TO PROVE MY INVOLVEMENT IN THE PROPERTY ALL THESE YEARS, AND PROTECT MY INTERESTS AND GAIN THE DEEDS AND TITLE ABSOLUTELY. I DON'T LIKE THE WORDS "ADVERSE POSSESSION" AS IT SOUNDS LIKE I AM GOING AGAINST WALLS AND DOING SOMETHING WRONG, WHICH I AM NOT.

YOURS SINCERELY

John D. Jones

WILL CONTACT DEBORAH WEAVERS OFFICE
LEICESTER.

- 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:
- ☐ 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, as a result, a mistake is made in the register.

Under section 86 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:

JOHN HENRY DOLAN

Date:

19/03/2012.