SJF Planning & Design Service

36 The common
Broughton Gifford
Melksham
Wiltshire
SN12 8NA
01225 782078
simonnearthebell@gmail.com

**Verification of Evidence**

**For** Westwood Maplecroft Bath Road Bradford on Avon BA15 2PE

**Proposed** Lawfulness of existing Annexe

**Support documents to prove use as an annexe to the main house.**







1. Assignment assent & conveyance document

DATED 7th May 1987

Personal Representatives
D D DURLSTON-POWELL DECEASED
and
I R A DURLSTON-POWELL DECEASED

to

R STREET AND OTHERS

ASSIGNMENT ASSENT AND CONVEYANCE

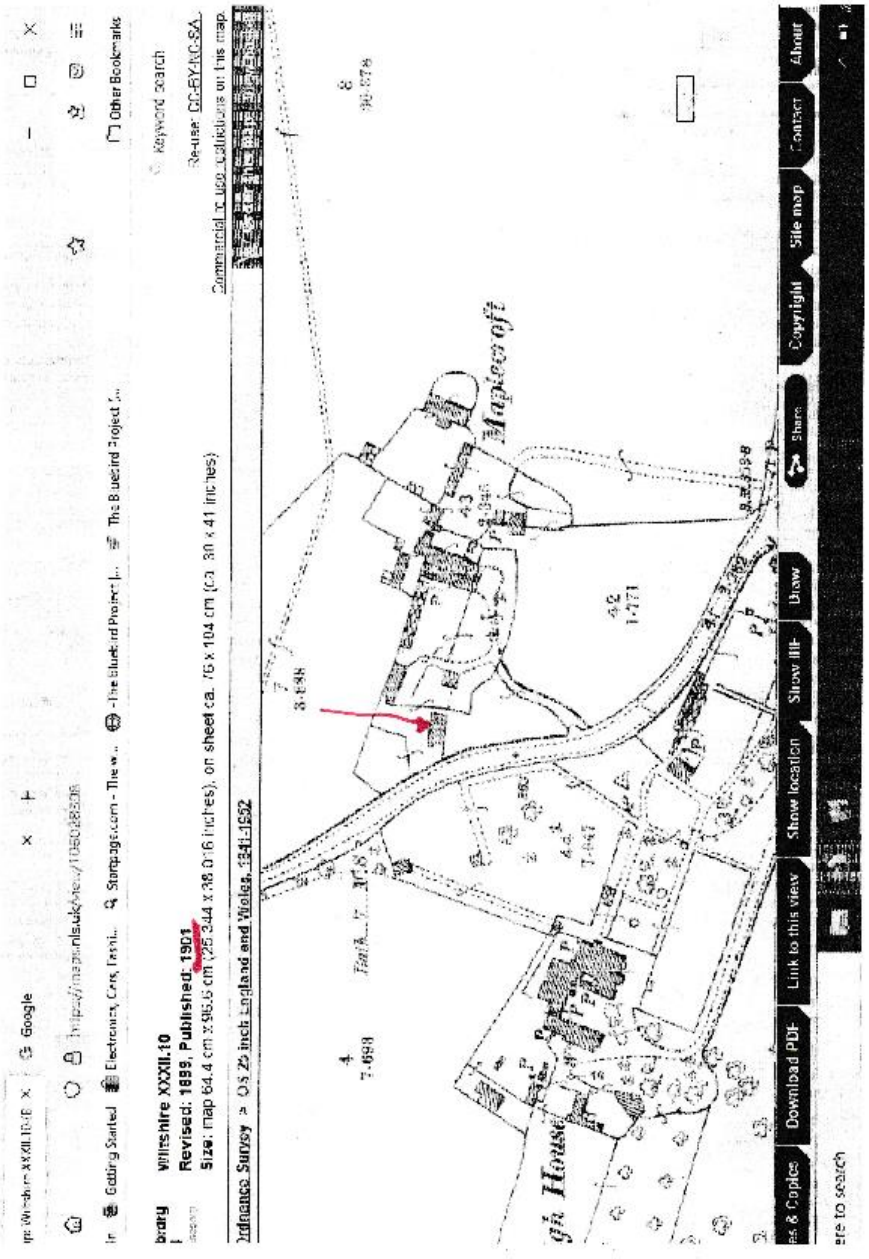
Registry on the 9th July 1984

(6) The Personal Representatives (who have not prior to the execution of this Deed made or given any assent or conveyance in respect of a legal estate in or affecting the said premises described in Parts 1 of the First Second Third and Fourth Schedules hereto or any part thereof or in respect of any interest therein or in any part of any interest therein) have at the request of the parties hereto of the second third fourth and fifth parts agreed to execute this Deed in quintuplicate in manner hereinafter appearing NOW in pursuance of the said request and in consideration of the premises THIS DEED WITNESSETH as follows :-

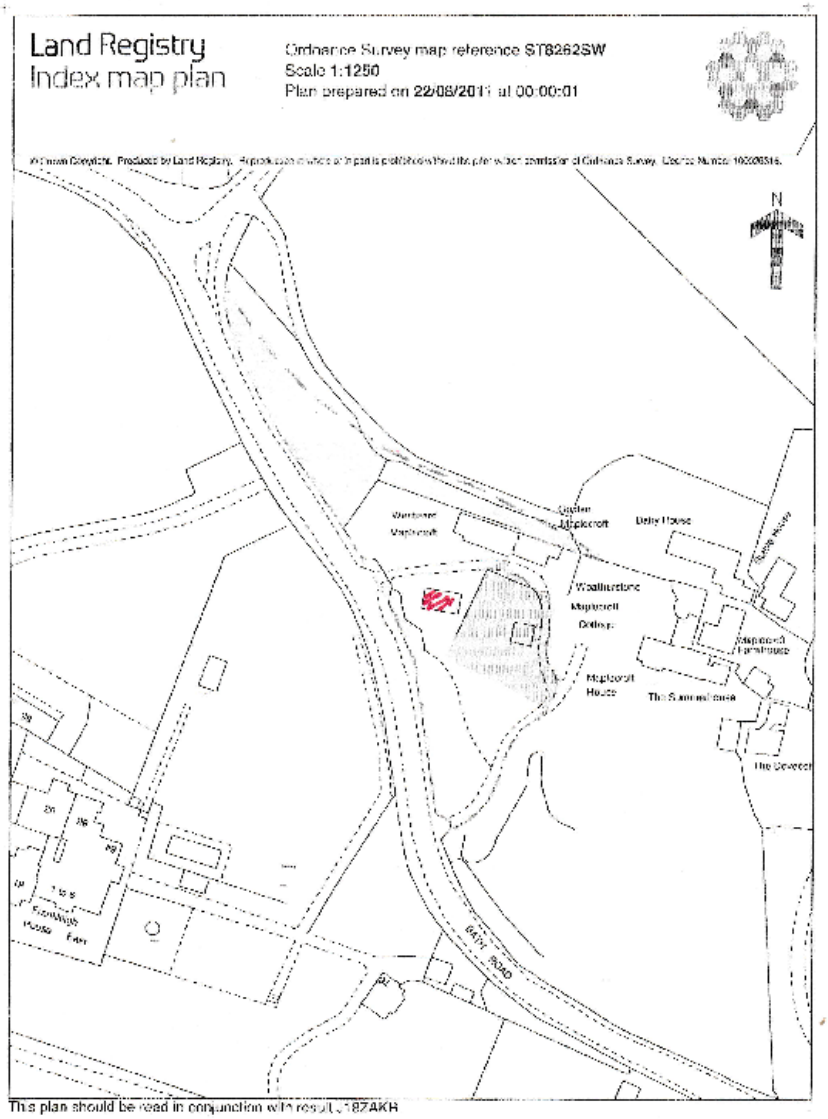
1. The Personal Representatives as Trustees of the trusts of the Conveyance of 1971 hereby convey to Mr. Street (the said Ralph Street) and as personal representatives of Mr. Durlston-Powell and of Mrs. Durlston-Powell hereby assign to and assent to the vesting in Mr. Street (the said Ralph Street) of all the estates shares and interests of Mr. Durlston-Powell and of Mrs. Durlston-Powell of and in ALL THAT property described in Part 1 of the First Schedule hereto and in the net proceeds of sale and the net income until sale thereof TOGETHER WITH the benefit of the rights mentioned in Part 2 of the First Schedule hereto and (so far as they affect the property vested by this clause) in the Fifth Schedule hereto EXCEPT AND RESERVING in fee simple to the persons mentioned in Part 3 of the First Schedule hereto the rights therein mentioned and to the Personal Representatives and (so far as the same respectively affect the premises described in Parts 1 of the Second Third and Fourth Schedules hereto) to the owners and occupiers for the time being of those properties the rights mentioned as excepted and reserved in the Fifth Schedule hereto TO HOLD unto Mr. Street (the said Ralph Street) in fee simple and absolutely free from any trust under the Conveyance of 1971 SUBJECT to but with the benefit of the matters mentioned in the Fifth Schedule hereto so far as they affect the property vested by this clause and are still subsisting and capable of taking effect

2. The Personal representatives as Trustees of the trusts of the Conveyance of 1971 hereby convey to Mr. Hinton (the said Henry

2. Ordnance Survey Extract 1901




3. Land Registry Plan 22/08/2011




4. New electricity supply to Annexe

SSE Power Distribution

**VAT INVOICE RECEIPT**
**VAT Reg No: 553 7696 03**

**PAYMENT BY CHEQUE**

MR R STREET
WESTWARD MAPLECROFT
BATH ROAD
BRADFORD-ON-AVON
WILTSHIRE
BA15 2PE

Melksham Depot
PO Box 65
Melksham
Wiltshire
SN12 7SY

Tel : 01225 701500
Fax : 01225 701551

22 February 2013

Our Reference [redacted] Payment for : [redacted] / Full / First Payment

Your Reference

Site Details: WESTWARD MAPLECROFT, BATH ROAD, BRADFORD-ON-AVON

Depot: Melksham Depot

Type of Work: Service Alteration

Depot Team/Note:

| VAT 0% | VAT 5 % | VAT 20 % |
|---|---|---|
| £ .00 | £ .00 | £ [redacted] |

| | | |
|---|---|---|
| Received with Thanks | Net Amount Paid (excl VAT) | £ [redacted] |
| | Amount of VAT Paid | £ |
| | Value of payment received | £ |

SSE Power Distribution [illegible]

**Subject:** **ECF728** New Connection - Westward Maplecroft Annex, Bath Road, Bradford-on-Avon, BA15 2PE
**From:** Connections South <connections.south@sse.com>
**Date:** 22/10/2014, 15:22
**To:** [redacted]

Good Afternoon

Thank you for your application form.

We now have all the information we require to progress your application so I have forwarded your details for New Connection - Westward Maplecroft Annex, Bath Road, Bradford-on-Avon, BA15 2PL to the local depot. One of our Connection Quoters will contact you within 5 working days.

If you have any questions or concerns you can contact the Melksham Depot on 01225 701500 and quote job reference **ECF728**

For any future jobs you need to raise, please contact our Connections and Engineering Department on 0800 0483516 or email us again at connections.south@sse.com.

Kind Regards

Rebecca Cilliers
Connections & Engineering Department

South : 08000 483516 North : 0800 0483515
E-Mail: connections.south@sse.com
connections.north@sse.com

If you have an Electricity Emergency
Please Call
South : 08000 727282 North : 0800 300999

Please Visit Our Website
www.ssepd.co.uk

[redacted]

Think Green. Do you really need to print this email? Scottish and Southern Electricity Power Distribution

**********

The information in this E-Mail is confidential and may be legally privi eged. It may not represent the views of the SSE Group. It is intended solely for the addressees. Access to this E-Mail by anyone else is unauthorised. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it, is prohibited and may be unlawful. Any unauthorised recipient should advise the sender immediately of the error in transmission. Unless specifically stated otherwise, this email (or any attachments to it) is not an offer capable of acceptance or acceptance of an offer and it does not form part of a binding contractual agreement.

Scottish and Southern Energy Power Distribution is a trading name of: Scottish and Southern

Our reference: [redacted]
Your reference:

Scottish and Southern Electricity

Power Distribution

Ssepd Connections & Engineering
Walton Park
Cosham
PO6 1UJ

01225 701526

01225 701551

Lisa.hotchkiss@sse.com

www.ssepd.co.uk

23 October 2014

Mr R Street
Westward Maplecroft
Bath Road
Bradford-On-Avon
Wiltshire
BA15 2PE

Dear Mr Street,

**New supply at Westward Maplecroft Annex, Bath Road, Bradford On Avon, Wilts, BA15 2PE**

Thank you for your recent enquiry. I am pleased to provide you with my quotation for the new electricity connection at the above development. My proposals are subject to our obtaining all necessary legal consents to carry out the work as planned, including any consents required from third parties.

[redacted] This all works charge has been quoted inc. VAT (as applicable) and is valid for 90 days from the date of this letter

**You can see a full breakdown of these calculations on the next page. Please note that we will not be able to schedule works until we have received your acceptance, any Connection Agreements and your full payment for the works detailed in this quotation.**

- The quotation has been calculated based on the information provided to date but please be aware that we will charge for any additional work required that has not been included in this schedule of works. Therefore, it's really important to make sure you check the quote thoroughly to avoid incurring any further charges. In addition to this, it is important to note that the price stated in this offer is valid for acceptance for 90 days. This price will then be valid for one year from the date of acceptance. All work must be completed within this year, at which point we will reserve the right to revise the terms of our contract with you, unless any delays to the completion of work have been within our control.
- I have calculated this quotation on the assumption that you will carry out all of the excavation and backfilling of the cable trenches required from A to B, on the land in your or your clients' ownership.

I have enclosed with this letter an information pack, which I hope will prove useful. I trust the information I have provided is of assistance and if I can help further please do not hesitate to contact me. Alternatively, you may find answers to any questions you may have on our web site www.ssepd.co.uk.

Yours sincerely,

Lisa Hotchkiss
Connections Designer

Scottish and Southern Electricity Power Distribution plc, trading as Scottish and Southern Electricity Power Distribution, is a company registered in Scotland No. SC213460 with its registered office at Inveralmond House, 200 Dunkeld Road, Perth PH1 3AQ. Scottish Hydro Electric Power Distribution plc is a company registered in Scotland No. SC213461 with its registered office at Inveralmond House, 200 Dunkeld Road, Perth PH1 3AQ. Southern Electric Power Distribution plc is a company registered in England and Wales No. 04094290 with its registered office at Ochil House, Spitfire Way, Hedge End, Southampton, Hampshire SO30 2XF. All of the companies are members of the SSE Group.
www.ssepd.co.uk

Scottish and Southern Energy
Power Distribution

## Additional charges and assumptions

Where you are undertaking any cable trenching, you must also excavate and reinstate any joint holes along these cable routes as required, during the works. Our Team Manager will discuss the requirements with you should you wish to proceed.

**Important notice: Traffic Management Act - Street Works Permit schemes**

Local Authorities in England and Wales are likely to introduce a new Permit Scheme for street works that will include charges for providing the permits. It is not clear at this time which Local Authorities will introduce this scheme, when the scheme will be introduced, which streets will be affected or what the level of charges will be. These charges are not within Southern Electric Power Distribution plc's control, and cannot be absorbed by us.

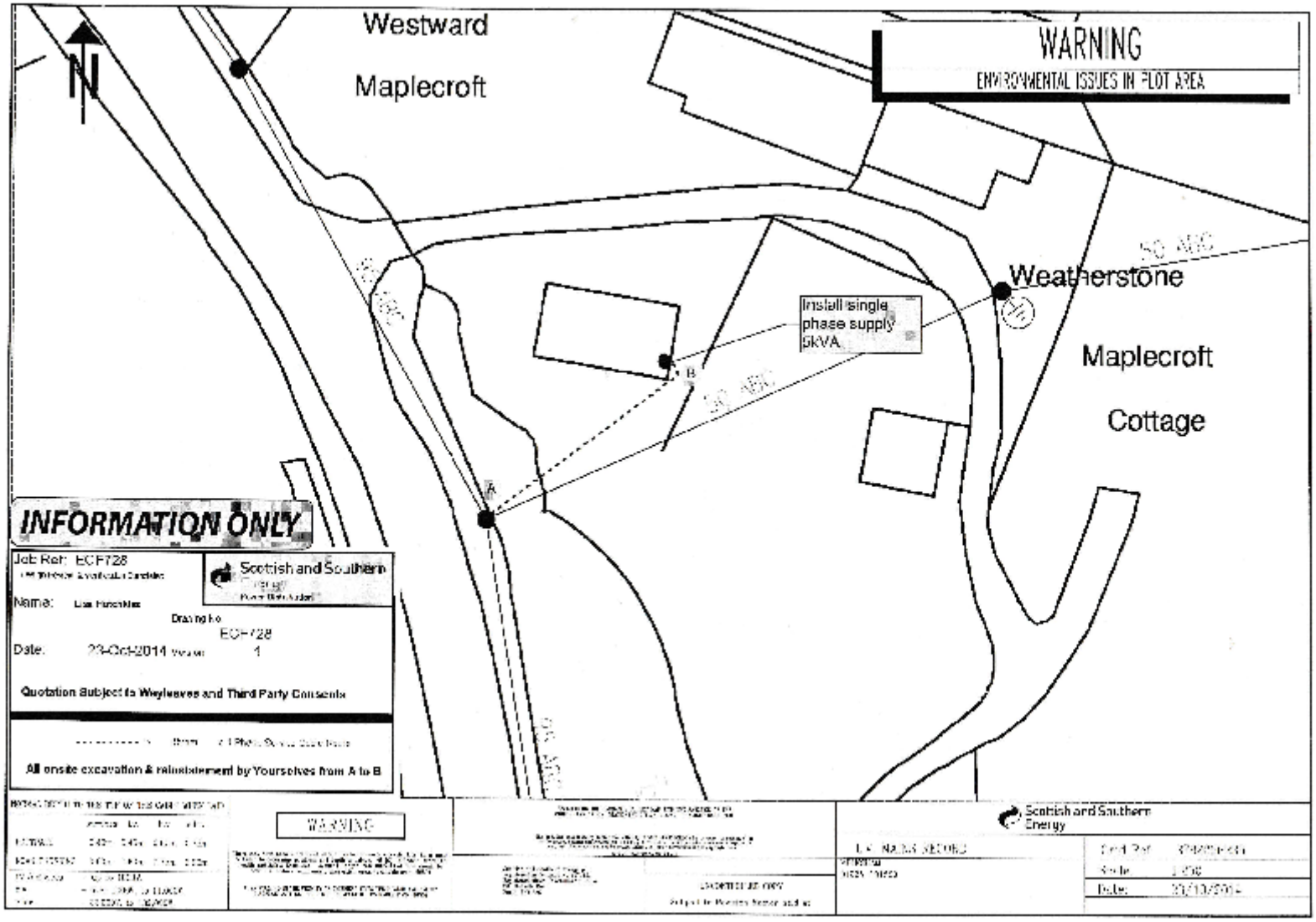
This quotation excludes any charges that may be levied by the Local Authority in respect of these charges. It is important to note that any such charges which are relevant to this project will be subsequently passed on to you through a separate invoice. In addition to the actual charges from the Local Authority, we will charge £25.00 + VAT to cover our administrative charges. Acceptance of this quotation means that you also accept these additional charges.

You may wish to seek clarification on how these charges may affect you from the relevant Local Authority.

**Connections**

All on site excavation and reinstatement is to be carried out by the developer from A to B.

Scottish and Southern Energy Power Distribution is a trading name of Scottish and Southern Energy Power Distribution Limited Registered in Scotland No. SC213461. Southern Hydro Electric Transmission Plc Registered in Scotland No. SC213461. Southern Electric Power Distribution plc Registered in England No. 2366970 (Registered in Scotland No. SC213461) Registered Office: Inverlochy Castle Drive, Inverness, IV2 3ET. Hydro Road Perth PH1 3AD. Southampton Street, Reading, Berkshire RG1 2EU. With a Member of the SSE Group.
Ingram's Wharf No. 34394 Registered Office at 10 Wilton Street, Belfast, Northern Ireland BT7 1ZR. With a Member of the SSE Group.
www.sse.com


Westward
Maplecroft
WARNING
ENVIRONMENTAL ISSUES IN PLOT AREA
Weatherstone
Maplecroft
Cottage
Install single phase supply 6kVA
A
B
INFORMATION ONLY
Job Ref: ECF728
Scottish and Southern
Name:
Drawing No
ECF728
Date: 23-Oct-2014
1
Quotation Subject to Wayleaves and Third Party Consents
All onsite excavation & reinstatement by Yourselves from A to B
WARNING
Scottish and Southern Energy
Scale
Date: 23/10/2014

5. Land Registry Title Deed

Land Registry

# Official copy of register of title

Title number WT298073 Edition date 16.11.2011

- This official copy shows the entries in the register of title on 12 January 2012 at 14:56:17.
- 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 12 January 2012.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide 1 - *A guide to the information we keep and how you can obtain it.*
- This title is dealt with by Land Registry Weymouth Office.

## A: Property register

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

WILTSHIRE

1 (16.11.2011) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Woodward Maplecroft, Bath Road, Bradford-On-Avon (BA15 2PE).

2 (16.11.2011) The land has the benefit of the rights granted by but is subject to the rights reserved by a Conveyance of the land tinted blue on the title plan dated 1 September 1972 made between (1) David Durlston-Powell and Iris Rosemary Alexandrovna Powell and (2) Ralph Street.

*NOTE: Copy filed.*

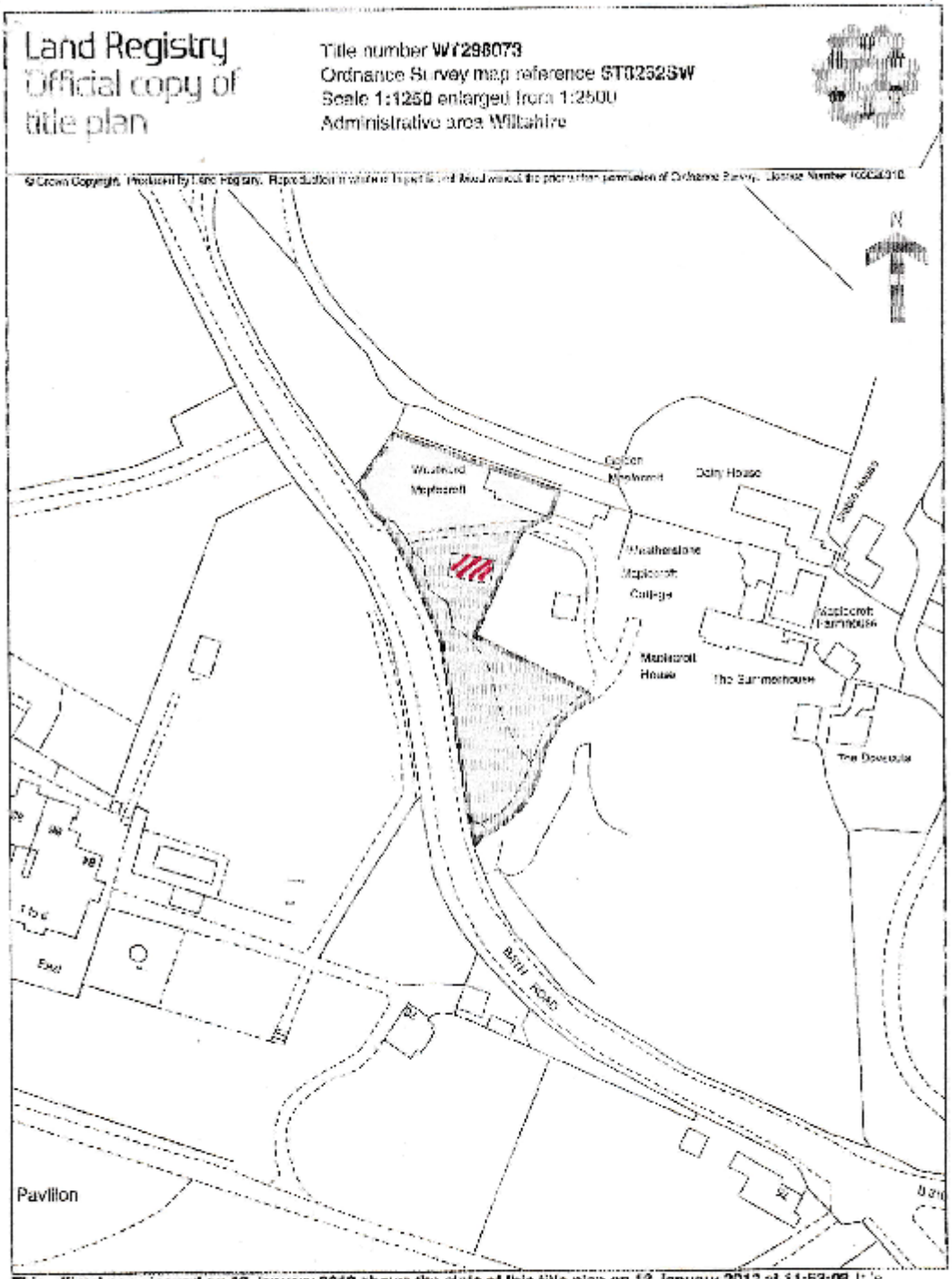
3 (16.11.2011) The Conveyance dated 1 September 1972 referred to above contains provisions as to light or air and boundary structures.

4 (16.11.2011) The land tinted pink on the title plan has the benefit of the rights granted by but is subject as mentioned in a Conveyance thereof dated 7 May 1987 made between (1) Ralph Street and Dorothy Violet Blackmore (2) Ralph Street (3) Henry Hinton (4) Conrad Durlston-Powell and (5) David Durlston Powell.

*NOTE: Copy filed under WT192734.*

# Land Registry
## Official copy of title plan

Title number **WT296073**
Ordnance Survey map reference **ST8252SW**
Scale **1:1250** enlarged from 1:2500
Administrative area Wiltshire




**This official copy issued on 13 January 2012 shows the state of this title plan on 13 January 2012 at 11:53:06.** 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. See Land Registry Public Guide 19 - Title Plans and Boundaries.
**This title is dealt with by Land Registry, Weymouth Office.**