Dated: Monday 4th December 2023

STATEMENT OF TRUTH

of

JOE CARPENTER

156 Sheldon Road

Chippenham

Wiltshire

SN14 0BZ

I JOE CARPENTER of 156 Sheldon Road, Chippenham, Wiltshire, SN14 0BZ believe the facts and matters contained in this statement are true:

1. My wife Elizabeth and I are the joint owners of 156 Sheldon Road, Chippenham, Wiltshire, SN14 0BZ which, for purposes of identification, is shown edged in red on the title plan (JC1) attached below. We purchased the property in an auction in February 2023 and completed the purchase on 31st March 2023.
2. When we purchased the property, I found that the garage mentioned in the listing had been extended beyond the property boundary shown in the Land Registry Title Plan over the private road to the rear. I had no part in the extension of this garage.
3. We have used the garage continuously since our purchase of the property as a garage/workshop/tool and equipment store.
4. Access to the garage is through the garden of 156 Sheldon Road and via the private road behind Sheldon Road. The increased size of the garage does not obstruct access to any properties on Sheldon Road nor Andrews Close to the north. 156 Sheldon Road has a right of access along the private road to the garage.
5. I confirm that I have had no complaints about the presence of the garage of any kind since our arrival.
6. The garage has no water connected. It does have electricity connected from 156 Sheldon Road via a buried cable running through the garden. I have not turned this on and do not know whether it is working.
7. Researching satellite images of the area online, I have found images of the extended garage dating as far back as July 1999. It may have been there before this year.

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

Signed: _____

Joe Carpenter

Date: 4/12/2023 2023

Title plan JC1

Please see attached pages below.

These are the notes referred to on the following official copy

Title Number WT225994

The electronic official copy of the document follows this message.

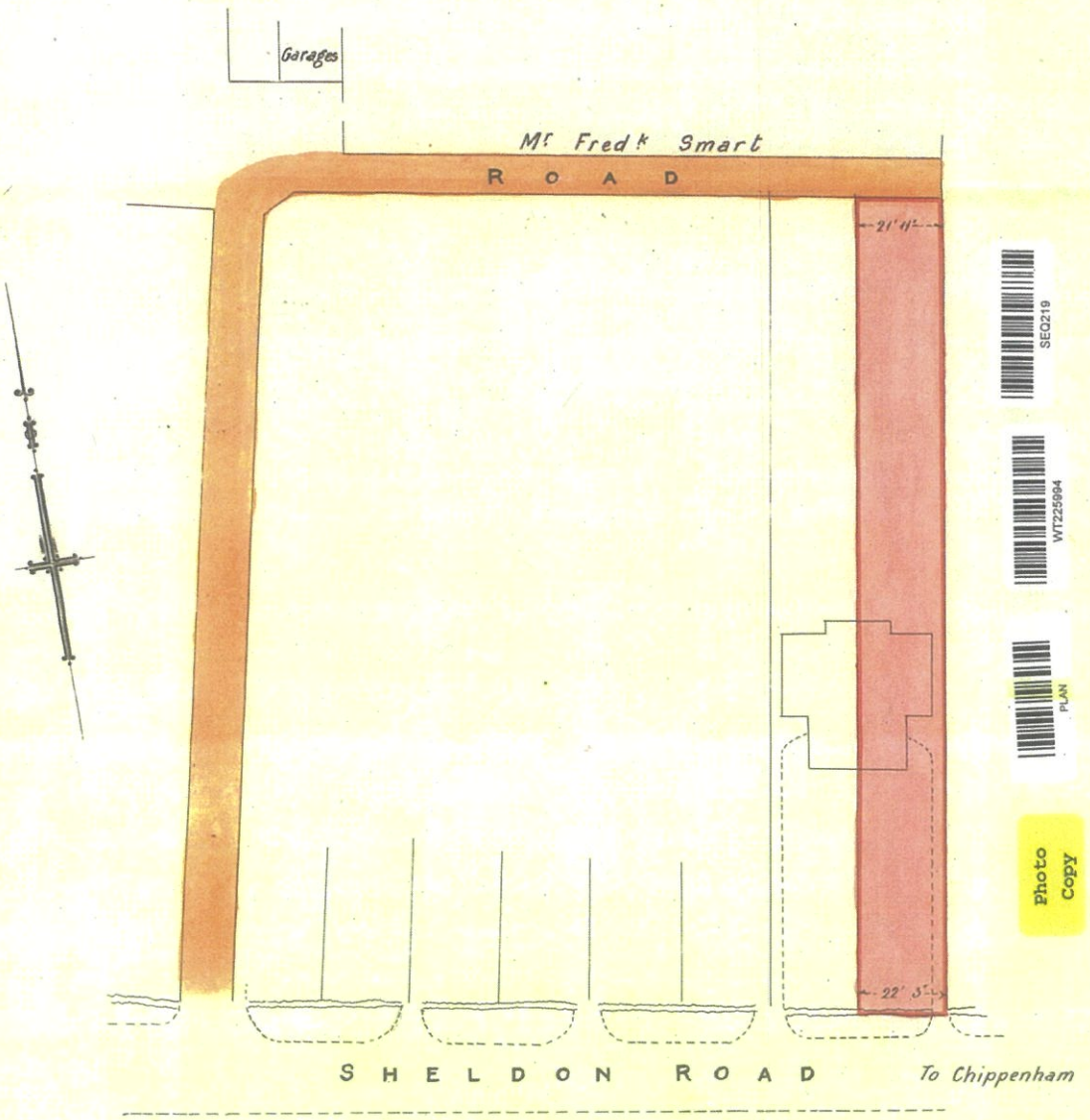
This copy may not be the same size as the original.

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

This Indenture

H HORNE & SONS
STATIONERS & PRINTERS
7 Warwick Court
Gray's Inn, W.C.

made the eighth day of October One thousand nine hundred and twenty five Between Robert Edwin Downing Rudman of Chippenham in the County of Wilts Contractor (hereinafter called "the Vendor") of the one part and Henry Gerrard of 10 Sheldon Road Chippenham aforesaid Post Office Official (hereinafter called "the Purchaser") of the other part Whereas the Vendor is seised of the messuage hereditaments and premises hereby assured for an unincumbered estate of inheritance in fee simple in possession and has agreed to sell the same to the Purchaser at the price of Five hundred and fifty pounds Now this Indenture witnesseth that in pursuance of the said agreement and in consideration of the sum of Five hundred and fifty pounds now paid to the Vendor by the Purchaser (the receipt whereof the Vendor doth hereby acknowledge)



SEQ219
WT225904
PLAN
Photo Copy

This official copy is incomplete without the preceding notes page.

The Vendor as Beneficial Owner doth hereby convey unto the Purchaser All that newly erected messuage garden hereditaments and premises situate on the North side of Sheldon Road Chippenham aforesaid and known as — "The Knoll" Sheldon Road aforesaid Which said messuage and premises are for the purposes of identification only delineated upon the plan drawn hereon and thereon coloured pink Together with the right for the Purchaser his heirs and assigns and the owners and occupiers for the time being of the messuage and hereditaments hereby conveyed (in common with others) at all times hereafter to use the Roadway shown on the said plan and thereon coloured brown To hold the same unto and to the use of the Purchaser in fee simple And it is hereby declared that all walls lying between the messuage hereby conveyed and the adjoining messuage shall be deemed party walls And the Vendor hereby acknowledges the right of the Purchaser to production of an Indenture of Conveyance dated the Tenth November One thousand nine hundred and twenty four and made between Frederick William Smart of the one part and the Vendor of the other part In witness whereof the said parties to these presents have hereunto set their hands and seals the day and year first above written

Signed Sealed and Delivered by the above named Robert Edwin Downing Rudman in the presence of

R. E. D. Rudman

A. T. Rouledge
Clerk to Messrs Keary Stokes White
Solicitors
Chippenham

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