

I Mr **MICHELE MASNAGHETTI** of Hillside House, River Hill, Binsted, Alton, GU34 4PQ **DO SOLEMNLY AND SINCERELY DECLARE** as follows:

1. My wife, Louise Marie Masnaghetti, and I are registered owners of the property known as Hillside House, River Hill, Binsted, Alton, GU34 4PQ. A site location plan of this property is now produced to me and marked "**MM-01**".
2. We have been the registered owners of the property since 17<sup>th</sup> May 2016. A copy of the Land Registry Title (title number SH43875) is now produced to me and marked "**MM-02**".
3. Prior to our ownership the property was owned by a family member and it was a small bungalow. On 13<sup>th</sup> March 2015 the owner received planning permission to replace this bungalow with a two-storey detached dwelling. The approved location plan is now produced to me and marked "**MM-03**". This shows an access point into the field to the east of our property which is also in our ownership.
4. Whilst we carried out the works to build our new dwelling, additional services needed running to the property and we used this opportunity to bring the services up from Binsted Road from the existing access point showed on the plan at MM-03. A copy of a photograph dated 10<sup>th</sup> August 2015 showing these services in situ and the ground works on the access drive having commenced is now produced to me and marked "**MM-04**".
5. Following completion of the ground works we decided that, as the ground had been disturbed, we would reinstate with hardcore rather than grass and create a new driveway up to the farm from Binsted Road. A copy of a photograph dated 21<sup>st</sup> November 2015 showing the completed access drive is now produced to me and marked "**MM-05**".
6. The timings of the driveway construction are demonstrated by the aerial photographs taken from Google Earth Pro<sup>®</sup>. The 2013 photograph is now produced to me and marked **MM-06** and shows no driveway at this time. The March 2017 photograph is now produced to me and marked **MM-07** and this shows the driveway in situ.
7. The driveway has remained in situ from November 2015 and has been used intermittently in this time for access to our residential property and the farm. The main access remains as historically established further to the west on Binsted Road.

8. I can confirm that the driveway has been in place for a continuous period of over four years back from today's date.


**AND I MAKE THIS DECLARATION** conscientiously believing the same to be true by virtue of the Statutory Declaration Act 1835

SWORN BY the said

MICHELE MASNAGHETTI

This *12th* day of *August*  
Two Thousand and Twenty One

Before me,

  
~~Solicitor~~/Commissioner of Oaths

*Fellow of CILEx*

**Goodlaw Solicitors**  
Eastgate House  
Dogflud Way  
Farnham GU9 7UD

This is exhibit "MM-01" referred to in the Statutory Declaration of MICHELE MASNAGHETTI  
declared before me on 20.09.21 2021

SIGNED



NAME

Amanda Docker

*Chartered Legal Executive  
Solicitor Empowered to Administer Oaths  
and Commissioner for oaths*

**Goodlaw Solicitors**  
Eastgate House  
Dogflud Way  
Farnham GU9 7UD

From survey drawing produced by  
Marvin & Partners



**Preliminary**

Code Date

Job Title  
**Hillside House, River Hill, Binstead,  
Alton GU 34 4PQ**

Drawing Title  
**Location Plan, Access Drive/Track**

The drawing is copyright of Robin Haddow Architects and must not  
be copied without written permission of the copyright holder.

**Robin Haddow**  
Architect



Drawing Status  
Preliminary

Drawn by	Date	Checked by	Date
RH	25/05/2019		

Series  
1:1250 @ A3

Drawing Number	Status	Revision
110/P0.2		

1 2 3 4 5 6 7 8 9 10 11 12



This is exhibit "MM-02" referred to in the Statutory Declaration of MICHELE MASNAGHETTI  
declared before me on 25th April 2021

SIGNED



NAME

Amanda Dudge

*Chartered Legal Executive  
Solicitor Empowered to Administer Oaths  
and Commissioner for Oaths*

**Goodlaw Solicitors**  
Eastgate House  
Dogflud Way  
Farnham GU9 7UD

**These are the notes referred to on the following official copy**

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

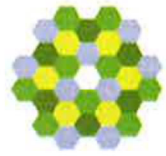
Please note that this is the only official copy we will issue. We will not issue a paper official copy.

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.

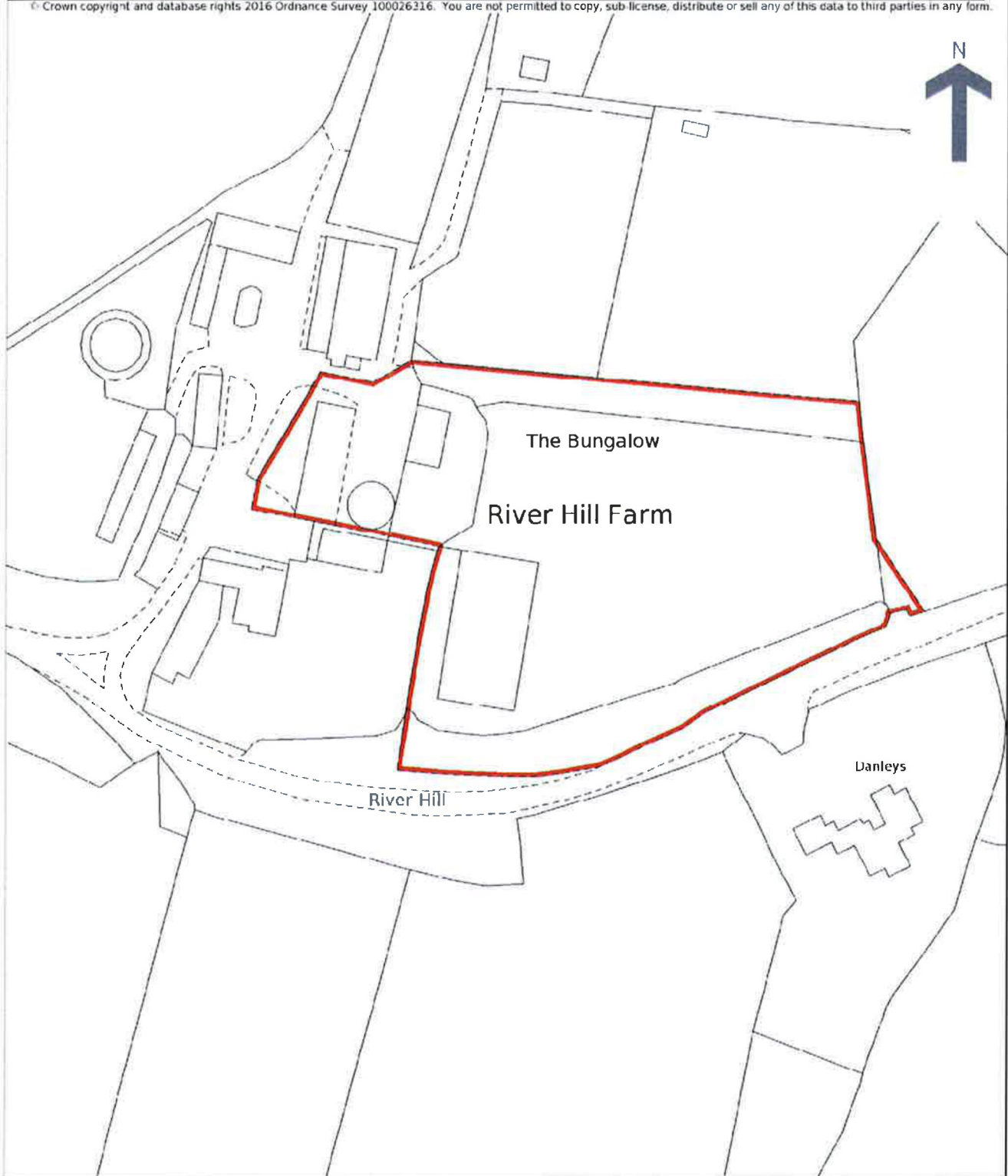
This official copy is issued on 06 August 2021 shows the state of this title plan on 06 August 2021 at 13:36:23. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may 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, Weymouth Office .

HM Land Registry  
Official copy of  
title plan

Title number **SH43875**  
Ordnance Survey map reference **SU7841SE**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Hampshire : East  
Hampshire**



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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 SH43875

Edition date 10.08.2016

- This official copy shows the entries on the register of title on 06 AUG 2021 at 13:36:23.
- 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 06 Aug 2021.
- 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, Weymouth Office.

## A: Property Register

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

HAMPSHIRE : EAST HAMPSHIRE

- 1 (07.04.2015) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Hillside House, River Hill, Binsted, Alton (GU34 4PQ).
- 2 (23.07.2015) The land has the benefit of the legal easements granted by but is subject to the rights reserved by the Deed dated 29 May 2015 referred to in the Charges Register.
- 3 (23.07.2015) A Transfer which included the land in this title and other land dated 29 May 2015 made between (1) Louise Marie Stamp and Alexandra Elaine Stamp and (2) Louise Marie Stamp contains a provision excluding the operation of section 62 of the Law of Property Act 1925 as therein mentioned.

*NOTE:-Copy filed under SH42405.*

## 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 (15.02.2016) PROPRIETOR: LOUISE MARIE MASNAGHETTI and MICHELE MASNAGHETTI of Hillside House, River Hill, Binsted, Alton GU34 4PQ.
- 2 (10.08.2016) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 2 August 2016 in favour of Santander UK PLC referred to in the Charges Register.

## C: Charges Register

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

## Title number SH43875

- 1 (07.04.2015) The land is subject to the rights granted by a Deed of Grant dated 7 May 1981 made between (1) Michael Wynne Tufnell and (2) Esso Petroleum Company Limited.

The said Deed also contains restrictive covenants by the grantor.

*NOTE: Copy filed under SH41600.*

- 2 (07.04.2015) The land is subject to the rights reserved by a Conveyance of the land in this title and other land dated 1 February 1984 made between (1) Michael Wynne Tufnell and (2) Paul Graham Stamp and Denise Gwendoline Stamp.

*NOTE: Copy filed under SH41600.*

- 3 (23.07.2015) A Deed of the land in this title and other land dated 29 May 2015 made between (1) Alexandra Elaine Stamp and (2) Louise Marie Stamp contains restrictive covenants.

*NOTE: Copy filed under SH41600.*

- 4 (10.08.2016) REGISTERED CHARGE dated 2 August 2016.

- 5 (10.08.2016) Proprietor: SANTANDER UK PLC (Co. Regn. No. 2294747) of Deeds Services, 101 Midsummer Boulevard, Milton Keynes MK9 1AA.

End of register

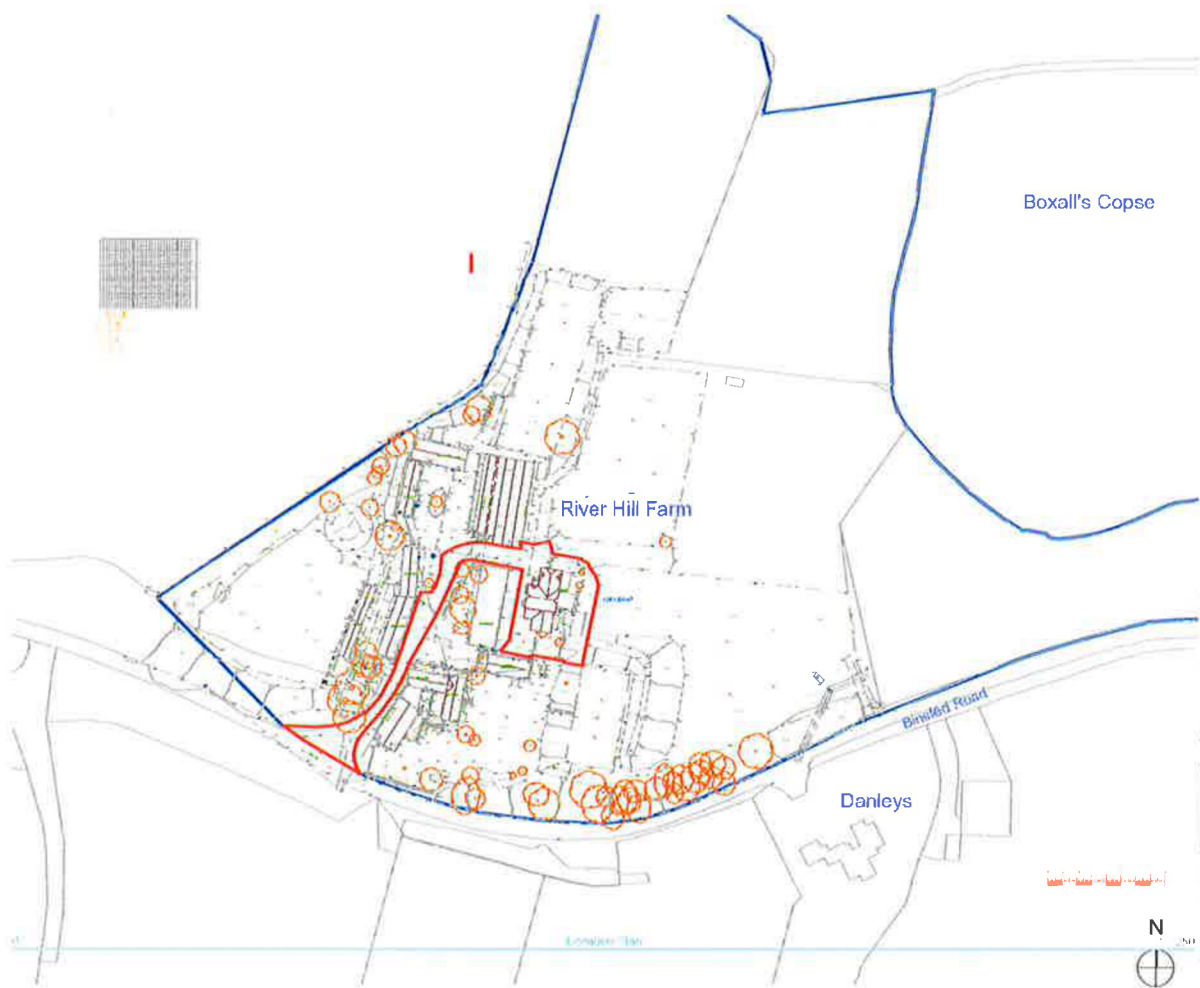
This is exhibit "MM-03" referred to in the Statutory Declaration of MICHELE MASNAGHETTI  
declared before me on 12th April 2021

SIGNED 

NAME Aminda Dodge

*Chartered Legal Executive*  
Solicitor Empowered to Administer Oaths  
*and Commissioner for Oaths*

**Goodlaw Solicitors**  
Eastgate House  
Dogflud Way  
Farnham GU9 7UD



Code Date

Job Title  
**Replacement House, Riverhill**  
 Bungalow, Bivoted  
 For Mr & Mrs W Mansfield

Drawing Title  
**Location Plan**

The drawing is the property of Robin Haddow Architects and is not to be used for any other purpose without the written consent of the author.



Drawing Status  
**APPROVAL**  
 Drawn by: Dda  
 RH 05/03/2014  
 Checked by: Dda

Scale  
 1:1250 @ A3  
 Drawing Number  
**065/A0.1**  
 Status Revision



This is exhibit "MM-04" referred to in the Statutory Declaration of MICHELE MASNAGHETTI  
declared before me on 12th August 2021

SIGNED



NAME

Amanda Dodge

*Chartered Legal Executive  
Solicitor Empowered to Administer Oaths  
and Commissioner for Oaths*

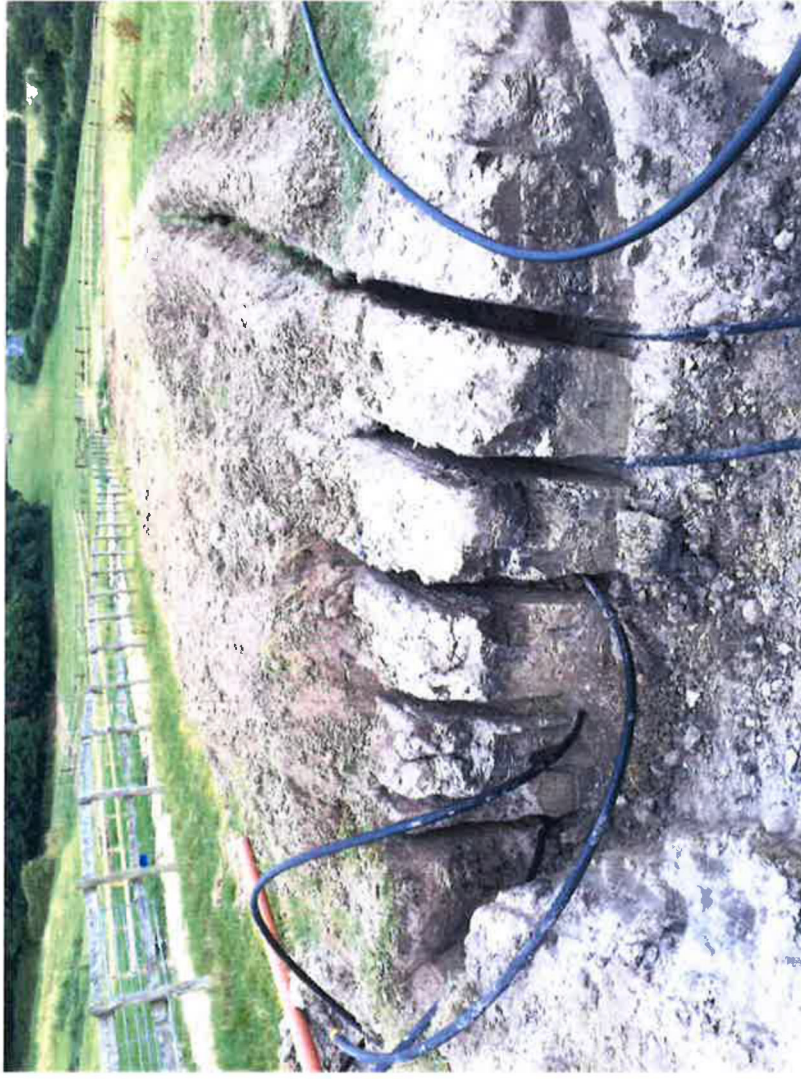
**Goodlaw Solicitors**  
Eastgate House  
Dogflud Way  
Farnham GU9 7UD

See all photos

+ Add to

Edit & Create 



### File info

Filename  
Track Evidence 2.JPG

Created  
10 August 2015 19:20

Size  
3.6 MB

Dimensions  
3264 x 2448

Shot  
1/125 sec f/2.2 4.15 mm

ISO  
50

Device  
iPhone 6

Source  
This PC

This is exhibit "MM-05" referred to in the Statutory Declaration of MICHELE MASNAGHETTI  
declared before me on 12.07.2021

SIGNED



NAME Amenda Dodge

*Chartered Legal Executive*  
Solicitor Empowered to Administer Oaths  
*and Commissioner for oaths*

**Goodlaw Solicitors**  
Eastgate House  
Dogflud Way  
Farnham GU9 7UD

See all photos

+ Add to

### File info

Filename  
Track Evidence 4.JPG

Date taken

21	November	2015
11		23

Size  
1.6 MB

Dimensions  
3264 x 2448

Shot  
1/8000 sec. f/2.2 4.15 mm

ISO  
32

Device  
iPhone 6

Source  
This PC

Edit & Create ▾ Share



This is exhibit "MM-06" referred to in the Statutory Declaration of MICHELE MASNAGHETTI  
declared before me on 25th April 2021

SIGNED



NAME

*Amanda Dodge*

*Chartered Legal Executive*  
Solicitor Empowered to Administer Oaths

*and Commissioner for Oaths*

**Goodlaw Solicitors**

Eastgate House  
Dogflud Way  
Farnham GU9 7UD





6/2018

This is exhibit "MM-07" referred to in the Statutory Declaration of MICHELE MASNAGHETTI  
declared before me on 12th August 2021

SIGNED



NAME

Amanda Dodge

Chartered Legal Executive  
Solicitor Empowered to Administer Oaths  
and Commissioner for Oaths

**Goodlaw Solicitors**  
Eastgate House  
Dogflud Way  
Farnham GU9 7UD



3/2017