

Appendix
Brooks
Cemetery Lane, Woodmancote

CONTENTS

APPENDIX A – Land Ownership.....	2
APPENDIX B – APPLICATION WE/11/01584/ELD	3
APPENDIX C – Correspondence with Council.....	4
APPENDIX D – Tennant Letter– Aldwick Fencing.....	5
APPENDIX E – Supplier Invoices	6
APPENDIX F – Tennant Letter – David Grant UK Ltd	7
APPENDIX G – Supplier Letter – Dan Hughes	8
APPENDIX H – Supplier Letter – Solent Skips	9
APPENDIX I – Contractor Letter – John Morley & Son.....	10
APPENDIX J –Receipt – P Bridger.....	11
APPENDIX K – Neighbours.....	12

Appendix
Brooks
Cemetery Lane, Woodmancote

APPENDIX A - LAND OWNERSHIP

Land Registry Title Deed and Map

Title Number : SX28334

This title is dealt with by Land Registry, Durham Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he suffers loss by reason of a mistake in an official copy.

This extract shows information current on 4 MAR 2011 at 09:16:12 and so does not take account of any application made after that time even if pending in the Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: SX28334
Address of Property	: LAND ADJOINING SOUTH VIEW Cemetery Lane, Westbourne, Emsworth
Price Stated	: Not Available
Registered Owner(s)	: MARK EDWARD INGRAM of 7 Brooks Lane, Bosham, Chichester, West Sussex PO18 8JT.
Lender(s)	: None

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 4 MAR 2011 at 09:16:12. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the Land Registry web site explains how to do this.

A: Property Register

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

WEST SUSSEX : CHICHESTER

- 1 (11.10.1955) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being LAND ADJOINING SOUTH VIEW Cemetery Lane, Westbourne, Emsworth.
- 2 The land edged and lettered "A" in red on the filed plan was added to the title on 9 August 1957.
- 3 The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 4 A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

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 (06.01.2009) PROPRIETOR: MARK EDWARD INGRAM of 7 Brooks Lane, Bosham, Chichester, West Sussex PO18 8JT.

C: Charges Register

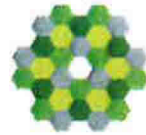
This register contains any charges and other matters that affect the land.

- 1 The land tinted blue on the filed plan is subject to a right of way for all purposes.

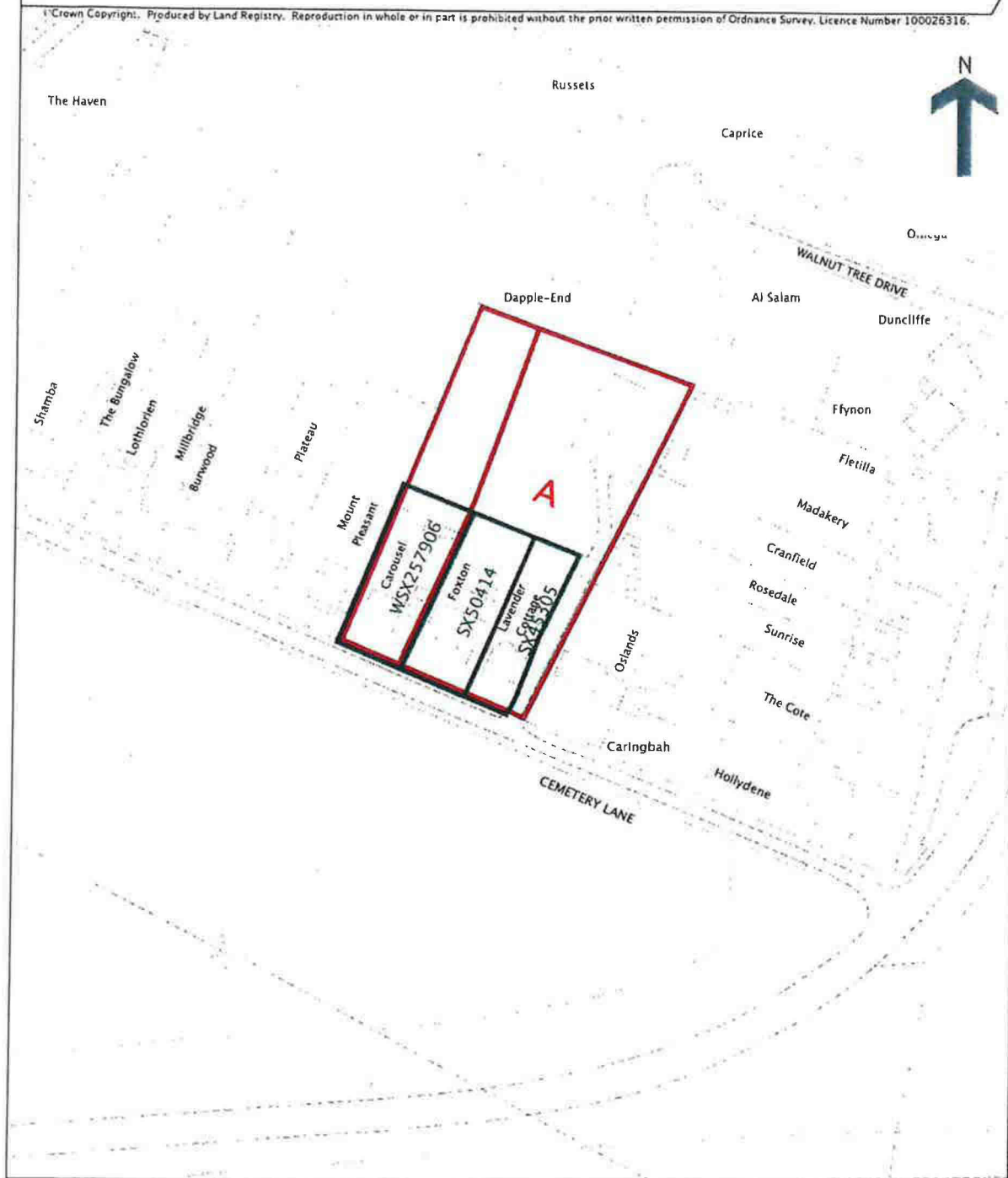
End of register

Land Registry Current title plan

Title number **SX28334**
Ordnance Survey map reference **SU7707SW**
Scale **1:1250**
Administrative area **WEST SUSSEX :**
CHICHESTER



© Crown Copyright. Produced by Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316.



This is a copy of the title plan on 4 MAR 2011 at 09:16:13. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the Land Registry web site explains how to do this.

The Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. 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 7 - Title Plans.

This title is dealt with by Land Registry, Durham Office.

Appendix
Brooks
Cemetery Lane, Woodmancote

APPENDIX B – APPLICATION WE/11/01584/ELD

Decision Notice for the Certificate of Lawfulness Application submitted in 2011

CHICHESTER DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 191
AND 192 (as amended by Section 10 of the Planning and Compensation Act 1991)

TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE)
ORDER 1995: ARTICLE 24

**REFUSAL NOTICE IN RESPECT OF AN APPLICATION FOR A
CERTIFICATE OF LAWFUL USE OR DEVELOPMENT**

Agent :

Kernon Countryside Consultants
Brook Cottage
Purton Stoke
Swindon
Wilts SN5 4JE

Applicants Details :

Mr M Ingram
Brooks
Cemetery Lane
Woodmancote
Westbourne
Emsworth
West Sussex
PO10 8QB

Chichester District Council is not satisfied that on 14th April 2011 the use described in the First Schedule in respect of the land specified in the Second Schedule to this certificate and edged in red on the plan attached to this certificate, was lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended), for the following reasons:

1) On the basis of the evidence submitted with the application, it is considered that on the balance of probabilities a material change of use to the use described in the First Schedule had not taken place ten (10) years prior to the District Council receiving the application WE/11/01584/ELD on 4th April 2011.

FIRST SCHEDULE

Use of land for the parking, storage, repair and sale of motor vehicles and the stationing of a caravan for storage purposes.

SECOND SCHEDULE

Land and buildings known as Brooks, Cemetery Lane, Woodmancote, Westbourne, West Sussex, PO10 8QB shown outlined in red on the attached Plan WE/11/01584/ELD.

The plans the subject of this decision can be viewed on the Council's web site www.chichester.gov.uk quoting the reference number of the application. For all applications after May 2003, the relevant plans are listed as "Plans-Decided".

Date: 8 July 2011

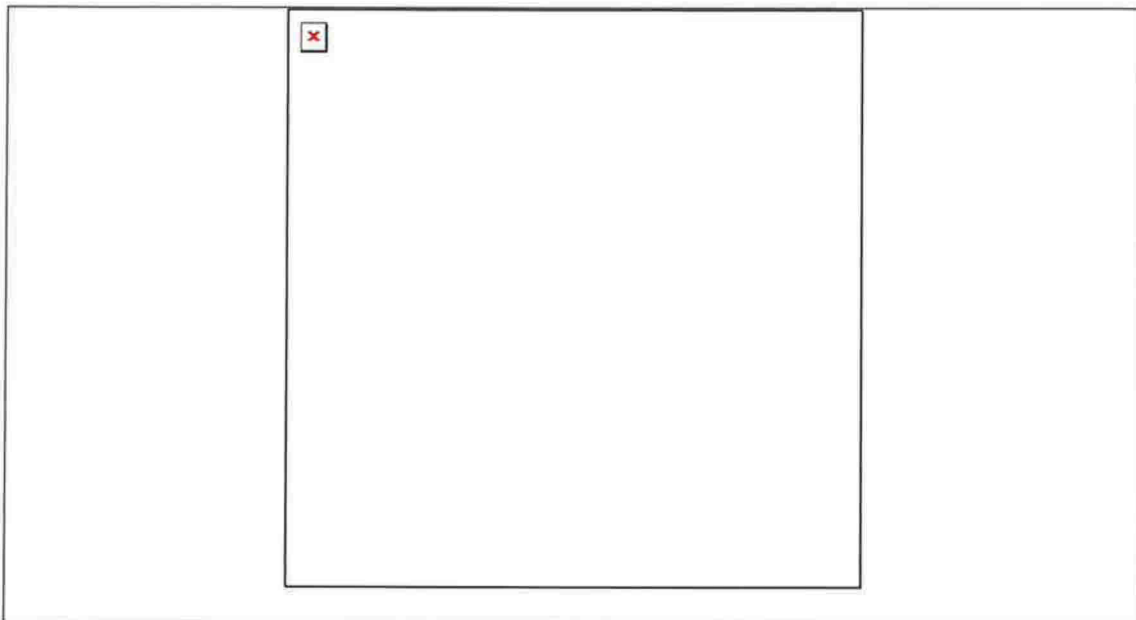
Signed 

S R Carvell
Director of Environment

Right of Appeal

By Section 195 of the Town and Country Planning Act 1990 where an application is made to a District Planning Authority for a **Certificate** of Lawful Use or Development and is refused in whole or in part, the applicant may by notice under this sub-section appeal to the Secretary of State and on any such appeal the Secretary of State shall:

- (a) if and so far as he is satisfied that the Authority's refusal is not well-founded, grant to the appellant a Certificate of Lawful Use or Development accordingly or, as the case may be, modify the certificate granted by the Authority on the application, and
- (b) if and so far as he is satisfied that the Authority's refusal is well-founded, dismiss the appeal.



CHICHESTER DISTRICT COUNCIL



**S.R. CARVELL, DIP TP, MRTPI.
DIRECTOR OF ENVIRONMENT**

Subject: Existing Lawful Development

Location: Brooks
Cemetery Lane
Woodmancote
Westbourne
Emsworth
West Sussex
PO10 8QB

File Reference: 11/01584/ELD

Date: 8 July 2011

O.S. Plan Reference: SU8305

This copy has been produced specifically for planning purposes only. **NO FURTHER COPIES MAY BE MADE.**

Reproduced from the Ordnance survey Mapping with the permission of the controller of Her Majesty's Stationery Office, Crown Copyright.

UNAUTHORISED REPRODUCTION INFRINGES COPYRIGHT AND MAY LEAD TO PROSECUTION OR CIVIL PROCEEDINGS.

Chichester District Council, East Pallant House, Chichester, West Sussex, PO19 1TY
Licence No. LA077 550.

Appendix
Brooks
Cemetery Lane, Woodmancote

APPENDIX C – CORRESPONDENCE WITH COUNCIL

Letter from the council requesting that the cars be removed.

Wade Sowman

Tel: 01243 534734

Email: wsowman@chichester.gov.uk

WE/11/00368/CONENF Your ref:

24th October 2011

Dear Mr M Ingram

Enquiry regarding: Refusal of 11/01584/ELD - parking, storage, repair, sale of vehicles and storage of a caravan

Brooks, Cemetery Lane, Woodmancote, Westbourne, Emsworth, PO10 8QB


Further to the above inquiry, I note that remedial actions have been taken following the refusal of application 11/01584/ELD.

However, I am advised that there remain vehicles on the land. I therefore request that any non-agricultural vehicles are removed in order to resolve all the issues regarding this investigation and close the file.

I will ask that my officer carries out a further compliance check in due course.

If you have any further queries, please contact Wade Sowman on the telephone number or email shown above.

Yours faithfully


Shona Archer
Enforcement Manager

Mr M Ingram
Brooks
Cemetery Lane
Woodmancote Westbourne
Emsworth
West Sussex
PO10 8QB



INVESTOR IN PEOPLE

Printed on 100% Recycled Paper

Appendix
Brooks
Cemetery Lane, Woodmancote

APPENDIX D - TENNANT LETTER- ALDWICK FENCING

Letter from current tenant of Units 1 and 2.

ALDWICK FENCING

Big enough to cope, small enough to care



To whom it may concern, without prejudice,

I John Hackett of Aldwick Fencing have been storing materials, equipment and surplus supplies at Brooks, Cemetery Lane, Woodmancote since December 2011

I originally had the use of unit 1 and with the use of the adjacent yard when needed, another business also had the permission to use unit 2 for storage. They came shortly after me in 2012 to use unit 2, this company was there for a number of years but in 2018 they decided to discontinue using Brooks for storage.

I approached Mr Ingram whether I could use unit 2 for storage as well as using unit 1.

Mr Ingram and I came to an agreement that I could use unit 2 for storage once the current occupant of unit 2 had removed their belongings. Once unit 2 was clear of the last occupants' belongings I then started to move my own supplies and equipment into unit 2.

Mr Ingram always stated I must not store any hazardous materials on site or have any fires on the premises. I use the units and small yard purely for storage, that includes my tools, new materials and materials that are too good to dispose of.

Over the years I have had many deliveries to Brooks from local suppliers and manufacturers. I also use a local skip company to dispose of any waste materials that I no longer need.

I have done a lot of work at Brooks since 2007 that include installing large gates at the entrance of Brooks and erecting new fencing that borders multiple premises next to Mr Ingram's property.

Furthermore, over the years I have got to know a few of the neighbours that do border the premises and have carried out work for them. However, over time some neighbours have moved away; and new neighbours have arrived.

Entering and exiting Brooks has never been a problem for me or any deliveries to the premises, when entering Cemetery Lane from South Lane I only pass two properties then drive into Brooks.

When leaving Brooks, I have clear visibility of Cemetery Lane which helps me proceed to exit Brooks to allow me to use the same route I came in by.

Since December 2011 I have not received any complaints or had any issues with using Brooks for storage or receiving deliveries from either Mr Ingram or Mr Ingram's neighbours.

Please feel free to contact me if you require any further information.

Yours sincerely,

A large black rectangular redaction box covering the signature area of the letter.

John Hackett

Appendix
Brooks
Cemetery Lane, Woodmancote

APPENDIX E – SUPPLIER INVOICES

Invoices from Supplier of fencing materials to Aldwick Fencing



ACORN FENCING

The Rookery Flansham Lane
Bognor Regis
West Sussex
PO22 6EP

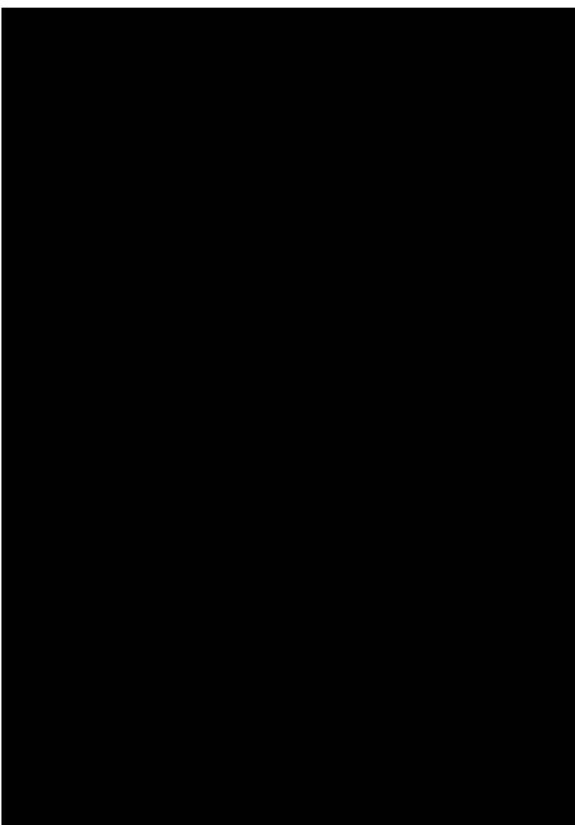


INVOICE

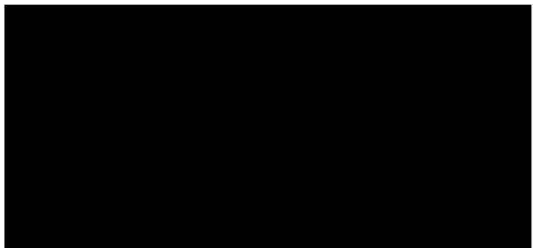
Aldwick Fencing
DELIVERED TO BROOKS
AT CEMETERY LANE
WOODMANCOTE

Invoice No [REDACTED]
Invoice Date 16/03/2012
Payment Type: card

Quantity	Description	Unit Price	Disc Amount	Net Amount
2.00	8' CONC END POST			
6.00	featheredge panel 5'6"			
1.00	featheredge panel 5'			
2.00	featheredge panel 4'			
1.00	feather edge panel 3'			
8.00	Slotted Original Intermediate 8ft			
13.00	Concrete Gravel Board 6ft6in			
1.00	gate fitting kit with 6" pad bolt			
1.00	Pad Bolt 6 inch			
3.00	featheredge panel 5'6"			
4.00	Slotted Original Intermediate 8ft			
2.00	Slotted Original Intermediate 7ft			
1.00	Slotted Original Intermediate 6ft			
10.00	Batten 1.5" X 1.25"			
5.00	Waney Edge Panel 6 x 6			
3.00	3 inch concrete spur			
1.00	Wall Plate 6ft			
3.00	Waney Edge Panel 6 x 6			
4.00	3 inch concrete spur			



KERBSIDE DELIVERY ONLY
ALL PRESSURE TREATED
TIMBER POSTS CARRY A 12
MONTH PRODUCT
REPLACEMENT GUARANTEE.





ACORN FENCING

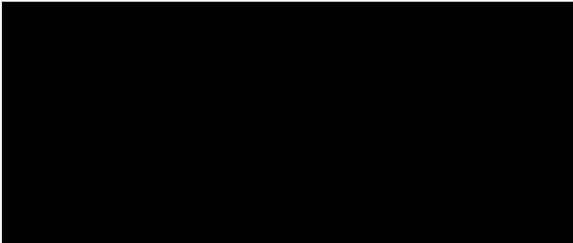
The Rookery Flansham Lane
Bognor Regis
West Sussex
PO22 6EP



INVOICE

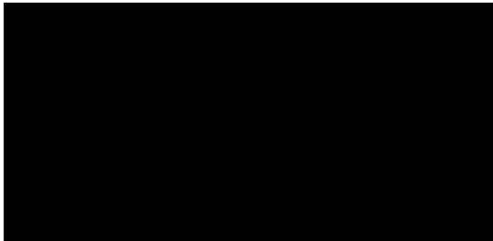
Aldwick Fencing
DELIVERED TO BROOKS
CEMETERY LANE
WOODMANCOTE

Invoice No [REDACTED]
Invoice Date 16/08/2012
Payment Type: cash



Quantity	Description
21.00	Waney Edge Panel 6ft x 5ft 6in
21.00	Concrete Gravel Board 6ft6in
22.00	8ft Post 4 x 4

KERBSIDE DELIVERY ONLY
ALL PRESSURE TREATED
TIMBER POSTS CARRY A 12
MONTH PRODUCT
REPLACEMENT GUARANTEE.





ACORN FENCING

The Rookery Flansham Lane
Bognor Regis
West Sussex
PO22 6EP

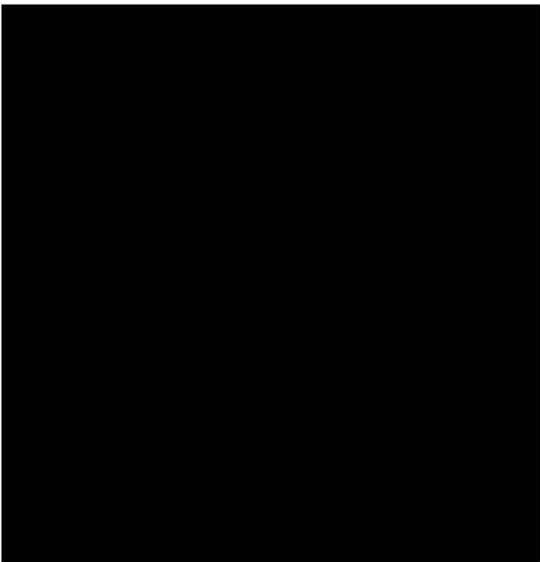


INVOICE

Aldwick Fencing
DELIVERED TO BROOKS
CEMETERY LANE
WOODMANCOTE

Invoice No [REDACTED]
Invoice Date 22/02/2013
Payment Type: CARD

Quantity	Description	Unit Price	Disc Amount	Net Amount
1.00	6x6 Post			
1.00	Waney Edge Panel 6ft x 5ft 6in			
1.00	Waney Edge Panel 6 x 5			
1.00	Drop Bolts 12inch			
1.00	6ft Post 4 x 4			
12.00	Concrete Morticed Inter 9ft			
22.00	Arris Rail 10ft ended			
22.00	2 Pin Cleat			
9.00	Concrete Gravel Board 10ft			
384.00	Featheredge Boards 6 x 4			
9.00	10' COUNTER AND CAPPING RAIL			
9.00	Coach screws 4 inch			
5.00	featheredge panel 6'			



KERBSIDE DELIVERY ONLY
ALL PRESSURE TREATED
TIMBER POSTS CARRY A 12
MONTH PRODUCT
REPLACEMENT GUARANTEE.

Total Net Amount
Carriage Net
Total Tax Amount
Invoice Total





ACORN FENCING

The Rookery Flansham Lane
Bognor Regis
West Sussex
PO22 6EP



INVOICE

Aldwick Fencing
DELIVERED TO BROOKS
CEMETARY LANE
WOODMANCOTE

Invoice No
Invoice Date
Payment Type: cash



Quantity	Description	Unit Price	Disc Amount	Net Amount
7.00	Waney Edge Panel 6 x 3			
7.00	Bow Top Trellis 6 x 18in			
7.00	5ft Post 4 x 4			
9.00	Waney Edge Panel 6ft x 5ft 6in			
10.00	8ft Post 4 x 4			
7.00	featheredge panel 6'			
6.00	6" Trade Conc G/Board			
8.00	9' Trade Inter			



KERBSIDE DELIVERY ONLY
ALL PRESSURE TREATED
TIMBER POSTS CARRY A 12
MONTH PRODUCT
REPLACEMENT GUARANTEE.

Total Net Amount
Carriage Net
Total Tax Amount
Invoice Total





ACORN FENCING

The Rookery Flansham Lane
Bognor Regis
West Sussex
PO22 6EP



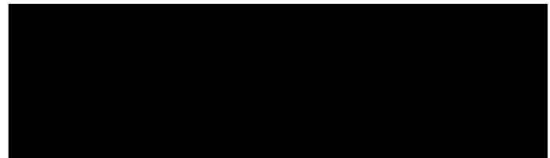
INVOICE

Aldwick Fencing
DELIVERED TO BROOKS
CEMETERY LANE
WOODMANCOTE

Invoice No
Invoice Date
Payment Type:



Quantity	Description	Unit Price	Disc Amount	Net Amount
7.00	Slotted Original Intermediate 8ft			
23.00	featheredge panel 5'6"			
26.00	Concrete Gravel Board 6 x 1			



KERBSIDE DELIVERY ONLY
ALL PRESSURE TREATED
TIMBER POSTS CARRY A 12
MONTH PRODUCT
REPLACEMENT GUARANTEE.

Total Net Amount
Carriage Net
Total Tax Amount
Invoice Total





ACORN FENCING

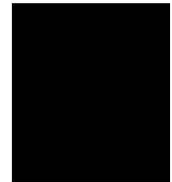
The Rookery Flansham Lane
Bognor Regis
West Sussex
PO22 6EP



INVOICE

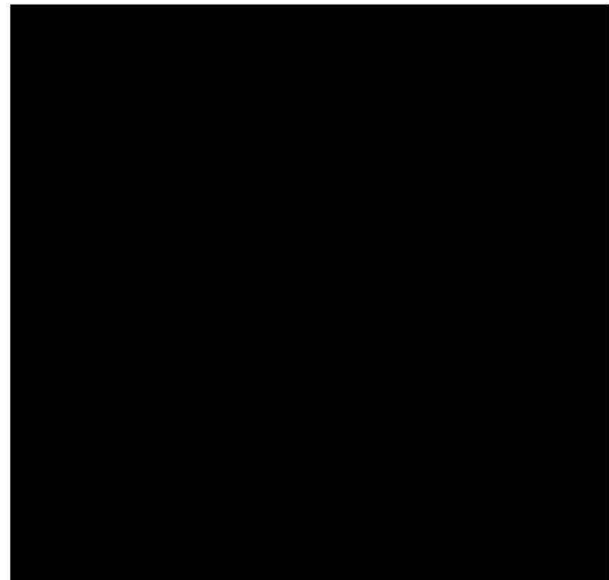
Aldwick Fencing
DELIVERED TO BROOKS
CEMETERY LANE
WOODMANCOTE

Invoice No
Invoice Date
Payment Type:



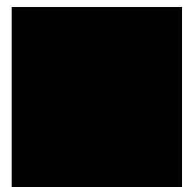
Quantity	Description
17.00	Waney Edge Panel 6 x 4
19.00	6ft Post 4 x 4
1.00	PR GATES
4.00	"T" Hinge 24 inch
1.00	Pad Bolt 10 inch
2.00	Drop Bolts 12inch
1.00	Ring Latch
2.00	Feather edge framing Batten 1.8m
1.00	Box of Screws
2.00	8ft Post 4 x 3
10.00	Frame Fixer 6 inch
2.00	featheredge panel 6'
3.00	8ft Post 4 x 4

Unit Price Disc Amount Net Amount



KERBSIDE DELIVERY ONLY
ALL PRESSURE TREATED
TIMBER POSTS CARRY A 12
MONTH PRODUCT
REPLACEMENT GUARANTEE.

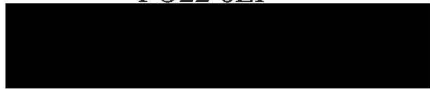
Total Net Amount
Carriage Net
Total Tax Amount
Invoice Total





ACORN FENCING

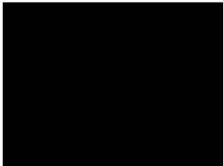
The Rookery Flansham Lane
Bognor Regis
West Sussex
PO22 6EP



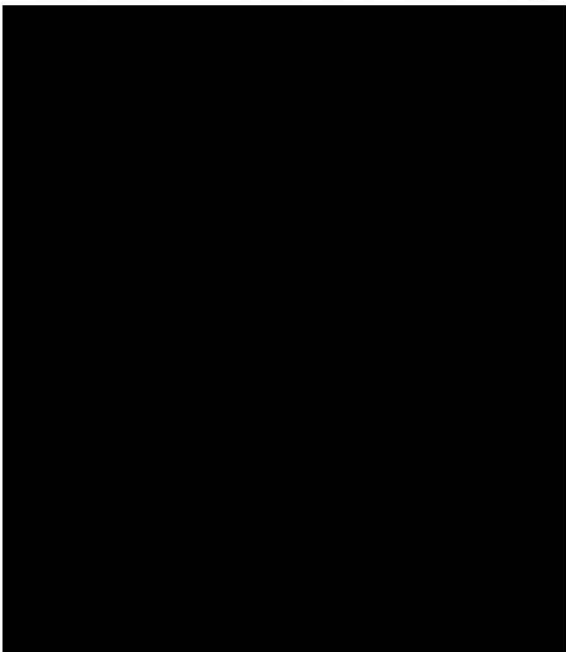
INVOICE

Aldwick Fencing
DELIVERED TO BROOKS
CEMETERY LANE
WOODMANCOTE

Invoice No
Invoice Date
Payment Type:

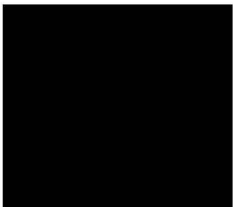


Quantity	Description	Unit Price	Disc Amount	Net Amount
1.00	Waney Edge Panel 6 x 6			
50.00	Coach Screws 6 inch			
3.00	4 inch concrete spur			
11.00	featheredge panel 5'			
11.00	Concrete Gravel Board 6 x 1			
12.00	Slotted Original Intermediate 8ft			
6.00	TB8 200mm Thunderbolt			
2.00	3 inch concrete spur			
2.00	4 inch concrete spur			
11.00	featheredge panel 5'6"			
11.00	Concrete Gravel Board 6ft6in			
13.00	Slotted Original Intermediate 8ft			
1.00	Waney Edge Panel 6 x 5			
1.00	8ft Post 4 x 4			
2.00	7ft Post 4 x 4			



KERBSIDE DELIVERY ONLY
ALL PRESSURE TREATED
TIMBER POSTS CARRY A 12
MONTH PRODUCT
REPLACEMENT GUARANTEE.

Total Net Amount
Carriage Net
Total Tax Amount
Invoice Total





ACORN FENCING

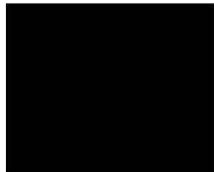
The Rookery Flansham Lane
Bognor Regis
West Sussex
PO22 6EP



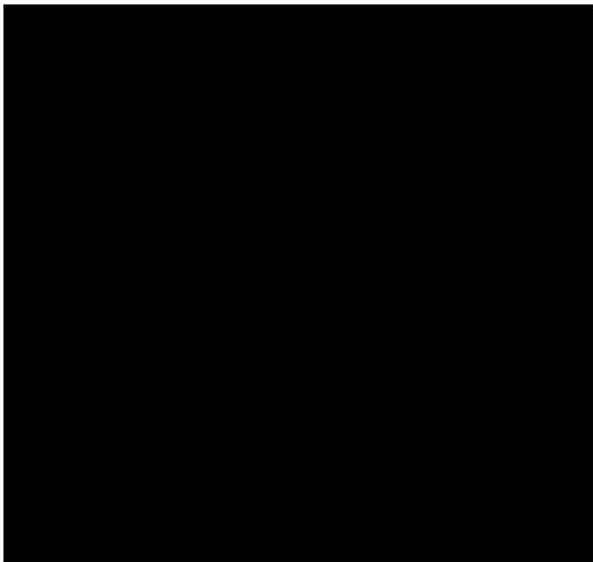
INVOICE

Aldwick Fencing
DELIVERED TO BROOKS
CEMETERY LANE
WOODMANCOTE

Invoice No
Invoice Date
Payment Type:

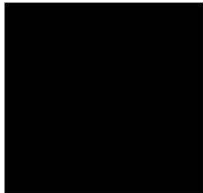


Quantity	Description	Unit Price	Disc Amount	Net Amount
9.00	Slotted Intermediate Intermediate 9'			
8.00	Concrete Gravel Board 6ft6in			
8.00	1' DIAMOND TRELLIS			
2.00	Feather edge framing Batten 1.8m			
8.00	featheredge panel 5'6"			
3.00	8ft Post 4 x 4			
5.00	featheredge panel 6'			
1.00	Orchard Gate			
1.00	RING LATCH FITTING KIT			
1.00	6x6 Post 9'			
2.00	8ft Post 4 x 4			
6.00	Feather edge framing Batten 1.8m			
1.00	8ft Post 4 x 3			



KERBSIDE DELIVERY ONLY
ALL PRESSURE TREATED
TIMBER POSTS CARRY A 12
MONTH PRODUCT
REPLACEMENT GUARANTEE.

Total Net Amount
Carriage Net
Total Tax Amount
Invoice Total





ACORN FENCING

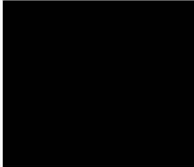
The Rookery Flansham Lane
Bognor Regis
West Sussex
PO22 6EP



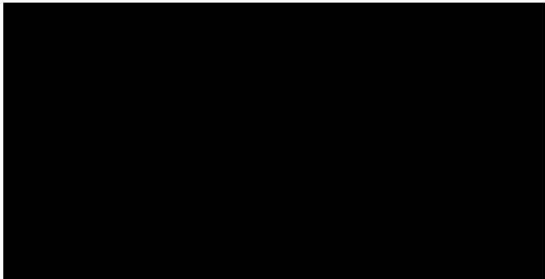
INVOICE

Aldwick Fencing
DELIVERED TO BROOKS
CEMETERY LANE
WOODMANCOTE

Invoice No
Invoice Date
Payment Type:

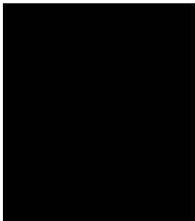


Quantity	Description	Unit Price	Disc Amount	Net Amount
2.00	30" REV HINGE			
1.00	F/E GATE TO SPEC			
13.00	featheredge panel 6'			
23.00	8ft Post 4 x 4			
1.00	Ring Latch			
2.00	Pad Bolt 4 inch			



KERBSIDE DELIVERY ONLY
ALL PRESSURE TREATED
TIMBER POSTS CARRY A 12
MONTH PRODUCT
REPLACEMENT GUARANTEE.

Total Net Amount
Carriage Net
Total Tax Amount
Invoice Total





ACORN FENCING

The Rookery Flansham Lane
Bognor Regis
West Sussex
PO22 6EP



INVOICE

Aldwick Fencing
DELEVERED TO BROOKS
CEMETERY LANE
WOODMANCOTE

Invoice No
Invoice Date
Payment Type:



Quantity	Description	Unit Price	Disc Amount	Net Amount
4.00	Waney Edge Panel 6 x 3			
4.00	5ft Post 4 x 4			
1.00	2.1m Wall Plate			
12.00	Waney Edge Panel 6ft x 5ft 6in			
12.00	Concrete Gravel Board 6ft6in			
7.00	Slotted Original Intermediate 8ft			
10.00	Postmix			
10.00	Waney Edge Panel 6ft x 5ft 6in			
10.00	Timber Gravel Board 6ft			
10.00	8ft Post 4 x 4			
5.00	Waney Edge Panel 6 x 6			
5.00	8ft Post 4 x 4			



KERBSIDE DELIVERY ONLY
ALL PRESSURE TREATED
TIMBER POSTS CARRY A 12
MONTH PRODUCT
REPLACEMENT GUARANTEE.

Total Net Amount
Carriage Net
Total Tax Amount
Invoice Total





ACORN FENCING

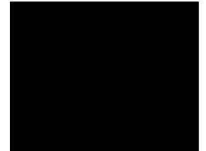
The Rookery Flansham Lane
Bognor Regis
West Sussex
PO22 6EP



INVOICE

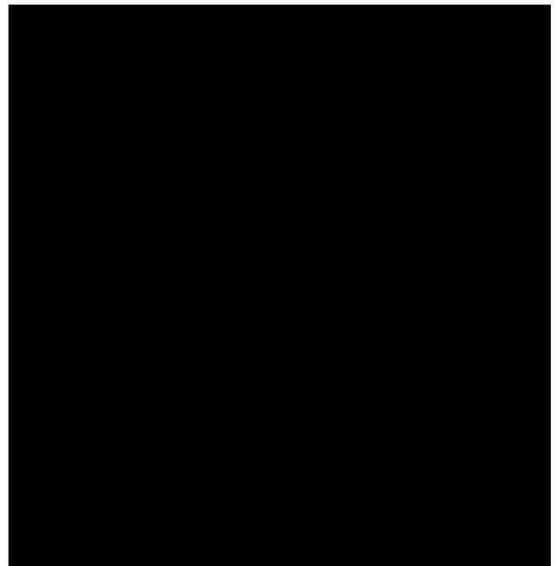
Aldwick Fencing
DELIVERED TO BROOKS
CEMETERY LANE
WOODMANCOTE

Invoice No
Invoice Date
Payment Type:



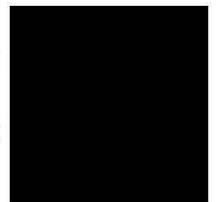
Quantity	Description
10.00	Morticed Post 8ft 4in x 4in
30.00	Arris Rail 10ft ended
8.00	Timber Gravel Board 10ft
340.00	Featheredge Boards 5ft6in x 4in
1.00	Box of Screws
1.00	Fitting Kit (Hinges and latch only)
2.00	Pad Bolt 4 inch
2.00	8ft Post 4 x 3
1.00	F/E GATE 750MM
2.00	Batten 6ft
7.00	7ft Post 4 x 4
6.00	featheredge panel 5'6"
3.00	Square Top Trellis 6 x 5

Unit Price Disc Amount Net Amount



KERBSIDE DELIVERY ONLY
ALL PRESSURE TREATED
TIMBER POSTS CARRY A 12
MONTH PRODUCT
REPLACEMENT GUARANTEE.

Total Net Amount
Carriage Net
Total Tax Amount
Invoice Total





ACORN FENCING

The Rookery Flansham Lane
Bognor Regis
West Sussex
PO22 6EP



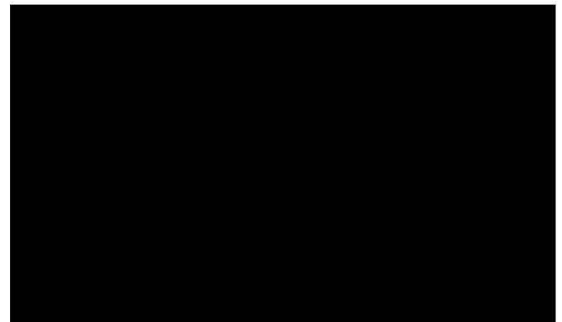
INVOICE

Aldwick Fencing
DELIVERED TO BROOKS
CEMETERY LANE
WOODMANCOTE

Invoice No
Invoice Date
Payment Type:

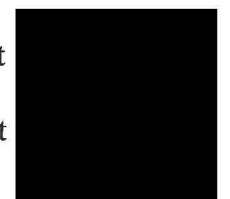


Quantity	Description	Unit Price	Disc Amount	Net Amount
10.00	featheredge panel 5'6"			
10.00	Concrete Gravel Board 6ft6in			
8.00	Slotted Intermediate Intermediate 9'			
10.00	Square Top Trells 6 x 1			
12.00	Postmix			
1.00	Caldy Pent Shed 8'x6'			
1.00	Pro Graft			



KERBSIDE DELIVERY ONLY
ALL PRESSURE TREATED
TIMBER POSTS CARRY A 12
MONTH PRODUCT
REPLACEMENT GUARANTEE.

Total Net Amount
Carriage Net
Total Tax Amount
Invoice Total





ACORN FENCING

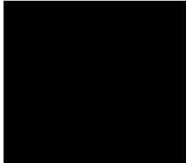
The Rookery Flansham Lane
Bognor Regis
West Sussex
PO22 6EP



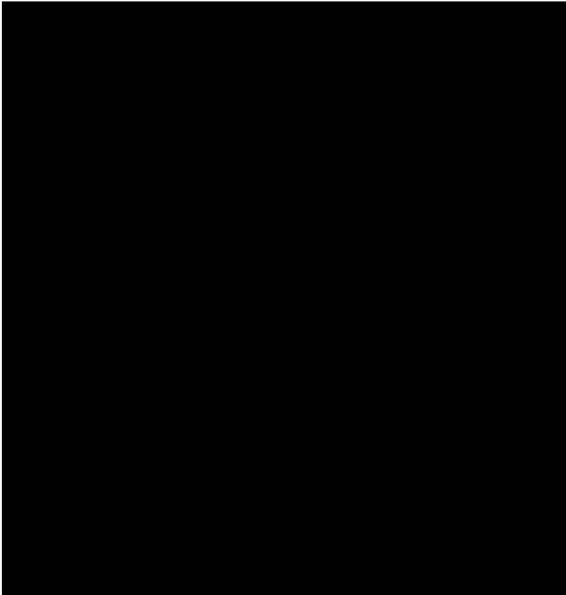
INVOICE

Aldwick Fencing
DELIVERED TO BROOKS
CEMETERY LANE
WOODMANCOTE

Invoice No
Invoice Date
Payment Type:

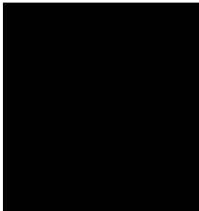


Quantity	Description	Unit Price	Disc Amount	Net Amount
5.00	Waney Edge Panel 6ft x 5ft 6in			
5.00	Concrete Gravel Board 6ft6in			
6.00	Slotted Original Intermediate 8ft			
25.00	150MM TIMBER LOCK			
50.00	Coach Screws 6 inch			
4.00	8ft Post 4 x 4			
4.00	Waney Edge Panel 6 x 6			
4.00	4 inch concrete spur			
4.00	Thunder Bolt M10 X 150MM			
5.00	Morticed Post 8ft 4in x 4in			
12.00	Arris Rail 10ft ended			
160.00	Featheredge Boards 6 x 4			
4.00	10' COUNTER AND CAPPING RAIL			
4.00	Timber Gravel Board 10ft			



KERBSIDE DELIVERY ONLY
ALL PRESSURE TREATED
TIMBER POSTS CARRY A 12
MONTH PRODUCT
REPLACEMENT GUARANTEE.

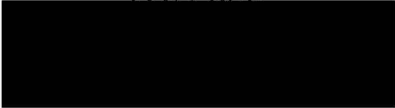
Total Net Amount
Carriage Net
Total Tax Amount
Invoice Total





ACORN FENCING

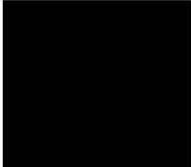
The Rookery Flansham Lane
Bognor Regis
West Sussex
PO22 6EP



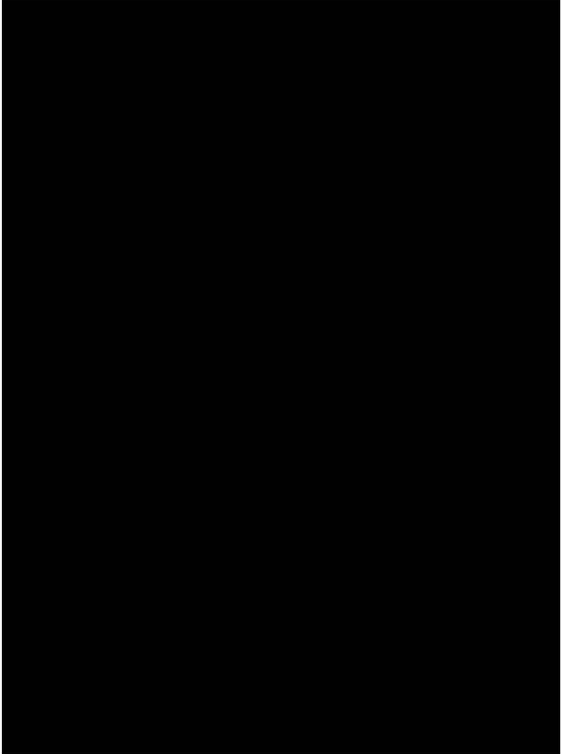
INVOICE

Aldwick Fencing
DELIVERED TO BROOKS
CEMETERY WAY
WOODMANCOTE

Invoice No
Invoice Date
Payment Type:



Quantity	Description	Unit Price	Disc Amount	Net Amount
1.00	FENCING GRAFT			
1.00	PR GATES			
3.00	Drop Bolts 12inch			
2.00	"T" Hinge 24 inch			
2.00	"T" Hinge 18 inch			
1.00	Ring Latch			
3.00	Thunder Bolt M10 X 100MM			
1.00	Pad Bolt 6 inch			
3.00	8ft Post 4 x 3			
2.00	Feather edge framing Batten 1.8m			
10.00	Slotted Intermediate Intermediate 9'			
9.00	Concrete Gravel Board 6ft6in			
9.00	Waney Edge Panel 6 x 6			
16.00	Postmix			
2.00	Square Top Trellis 6 x 4			
3.00	Metapost 4 inch boltdown			
1.00	4 inch concrete spur			
1.00	3 inch concrete spur			



KERBSIDE DELIVERY ONLY
ALL PRESSURE TREATED
TIMBER POSTS CARRY A 12
MONTH PRODUCT
REPLACEMENT GUARANTEE.

Total Net Amount
Carriage Net
Total Tax Amount
Invoice Total





ACORN FENCING

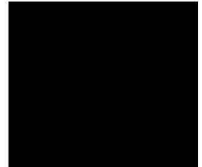
The Rookery Flansham Lane
Bognor Regis
West Sussex
PO22 6EP



INVOICE

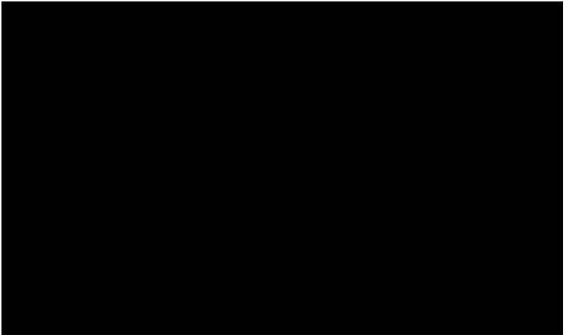
Aldwick Fencing
DELIVERED TO BROOKS
CEMETERY LANE
WOODMANCOTE

Invoice No
Invoice Date
Payment Type:



Quantity	Description
9.00	Slotted Original Intermediate 8ft
7.00	Concrete Gravel Board 6 x 1
7.00	featheredge panel 5'
15.00	Postmix
9.00	featheredge panel 6'
7.00	8ft Post 4 x 4
5.00	Postmix

Unit Price	Disc Amount	Net Amount



KERBSIDE DELIVERY ONLY
ALL PRESSURE TREATED
TIMBER POSTS CARRY A 12
MONTH PRODUCT
REPLACEMENT GUARANTEE.

Total Net Amount
Carriage Net
Total Tax Amount
Invoice Total





ACORN FENCING

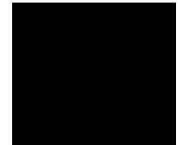
The Rookery Flansham Lane
Bognor Regis
West Sussex
PO22 6EP



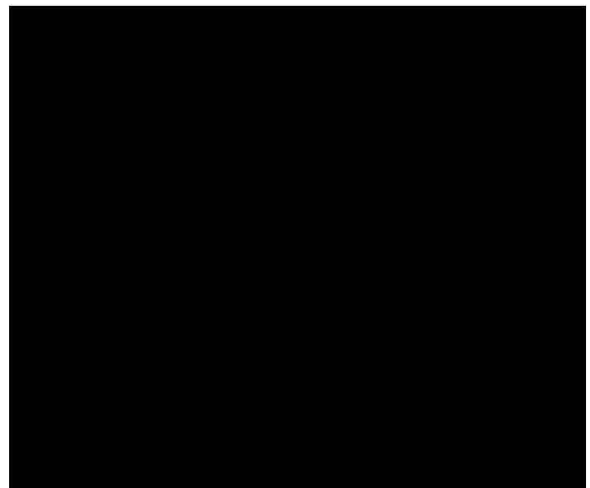
INVOICE

Cash Sales Delivered
ALDWICK FENCING
DELIVERED TO BROOKS
CEMETERY LANE
WOODMANCOTE

Invoice No
Invoice Date
Payment Type:

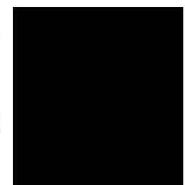


Quantity	Description	Unit Price	Disc Amount	Net Amount
6.00	featheredge panel 5'6"			
6.00	Concrete Gravel Board 6ft6in			
9.00	Slotted Original Intermediate 8ft			
2.00	8ft Post 3 x 3			
1.00	Premium Featheredge Gate 6 x 3			
1.00	CAYS DOUBLE KEY LOCK			
2.00	Pad Bolt 6 inch			
2.00	"T" Hinge 18 inch			
1.00	Ring Latch			
2.00	Batten 6ft			
15.00	Postmix			



KERBSIDE DELIVERY ONLY
ALL PRESSURE TREATED
TIMBER POSTS CARRY A 12
MONTH PRODUCT
REPLACEMENT GUARANTEE.

Total Net Amount
Carriage Net
Total Tax Amount
Invoice Total





ACORN FENCING

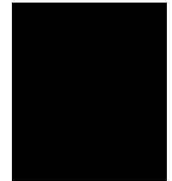
The Rookery Flansham Lane
Bognor Regis
West Sussex
PO22 6EP



INVOICE

Aldwick Fencing
DELIVERED TO BROOKS
CEMETERY LANE
WOODMANCOTE

Invoice No
Invoice Date
Payment Type:

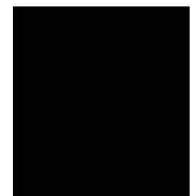


Quantity	Description	Unit Price	Disc Amount	Net Amount
10.00	featheredge panel 5'			
10.00	Concrete Gravel Board 6 x 1			
13.00	Slotted Original Intermediate 8ft			
16.00	5 inch Post Caps			
2.00	"T" Hinge 18 inch			
1.00	Ring Latch			
2.00	Pad Bolt 4 inch			
1.00	Box of Screws			
2.00	Feather edge framing Batten 1.8m			
2.00	Batten 6ft			
26.00	Postmix			
1.00	8ft Post 4 x 3			
1.00	8ft Post 4 x 4			



KERBSIDE DELIVERY ONLY
ALL PRESSURE TREATED
TIMBER POSTS CARRY A 12
MONTH PRODUCT
REPLACEMENT GUARANTEE.

Total Net Amount
Carriage Net
Total Tax Amount
Invoice Total





ACORN FENCING

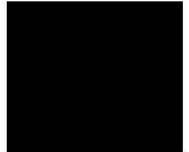
The Rookery Flansham Lane
Bognor Regis
West Sussex
PO22 6EP



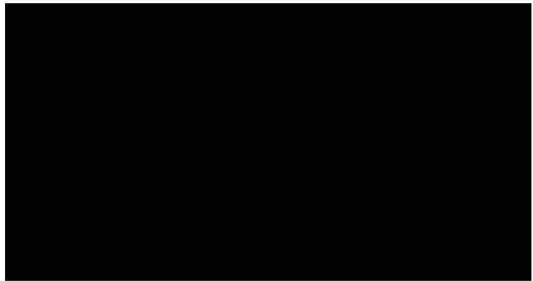
INVOICE

Aldwick Fencing
DELIVERED TO BROOKS
CEMETERY LANE
WOODMANCOTE

Invoice No
Invoice Date
Payment Type:

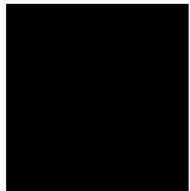


Quantity	Description	Unit Price	Disc Amount	Net Amount
4.00	M12 COACH BOLT 80MM			
10.00	Slotted Original Intermediate 8ft			
5.00	Concrete Gravel Board 6ft6in			
10.00	featheredge panel 5'6"			
30.00	Postmix			
1.00	Box of Screws			



KERBSIDE DELIVERY ONLY
ALL PRESSURE TREATED
TIMBER POSTS CARRY A 12
MONTH PRODUCT
REPLACEMENT GUARANTEE.

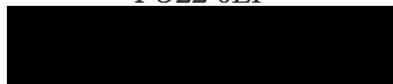
Total Net Amount
Carriage Net
Total Tax Amount
Invoice Total





ACORN FENCING

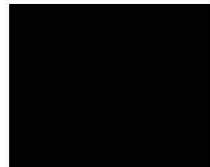
The Rookery Flansham Lane
Bognor Regis
West Sussex
PO22 6EP



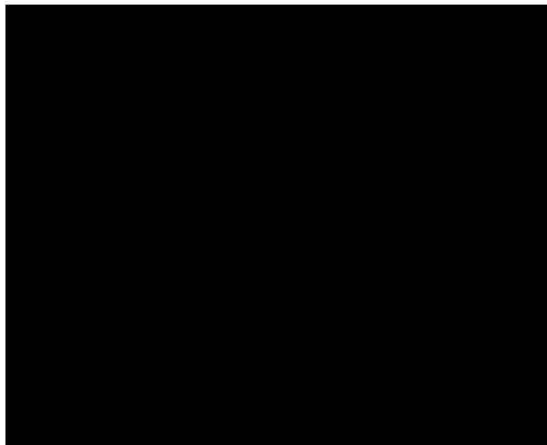
INVOICE

Aldwick Fencing
DELIVERED TO BROOKS
CEMETERY LANE
WOODMANCOTE

Invoice No
Invoice Date
Payment Type:

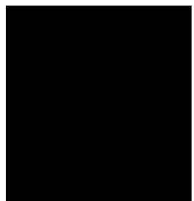


Quantity	Description	Unit Price	Disc Amount	Net Amount
36.00	"TIMBER LOCK" SCREW 8"			
64.00	150MM TIMBER LOCK			
3.00	Decking Screws			
1.00	1.8M X 1.2M SLATTED PANEL			
1.00	1.8 x 0.9 Slatted Panel			
50.00	Thunder Bolt M10 X 150MM			
5.00	featheredge panel 5'6"			
4.00	Slotted Original Intermediate 8ft			
3.00	Concrete Gravel Board 6ft6in			
1.00	Acorn Waney Edge Panel 6 x 6			



KERBSIDE DELIVERY ONLY
ALL PRESSURE TREATED
TIMBER POSTS CARRY A 12
MONTH PRODUCT
REPLACEMENT GUARANTEE.

Total Net Amount
Carriage Net
Total Tax Amount
Invoice Total





ACORN FENCING

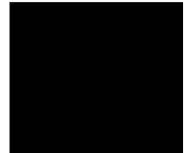
The Rookery Flansham Lane
Bognor Regis
West Sussex
PO22 6EP



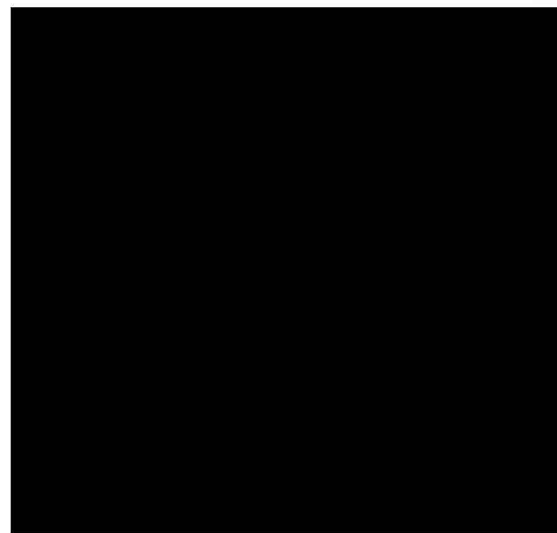
INVOICE

Aldwick Fencing
DELIVERED TO BROOKS
CEMETERY LANE
WOODMANCOTE

Invoice No
Invoice Date
Payment Type:

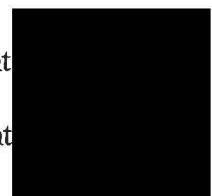


Quantity	Description	Unit Price	Disc Amount	Net Amount
4.00	"T" Hinge 18 inch			
2.00	Ring Latch			
2.00	Pad Bolt 6 inch			
1.00	Premium Featheredge Gate 6 x 3			
2.00	2.1m Wall Plate			
1.00	Decking Screws			
1.00	Box of Screws			
4.00	Slotted Original Intermediate 8ft			
4.00	featheredge panel 5'6"			
4.00	6ft Post 4 x 4 R/TOP			
6.00	1.8m X 0.9m Diamond Trellis			
4.00	Concrete Gravel Board 6ft6in			



KERBSIDE DELIVERY ONLY
ALL PRESSURE TREATED
TIMBER POSTS CARRY A 12
MONTH PRODUCT
REPLACEMENT GUARANTEE.

Total Net Amount
Carriage Net
Total Tax Amount
Invoice Total



GOODROWES

OF CHICHESTER LTD

Registered office: No. 6 The Hornet, Chichester, West Sussex PO19 7JQ.
Tel: 01243 784411 Fax: 01243 784339 www.goodrowes.co.uk
Quarry Lane Industrial Estate, Quarry Lane, Chichester, West Sussex, PO19 8PE
Tel: 01243 784765 Fax: 01243 779022
VAT Reg No. 193 2033 80
Barclavs Bank plc. Sort Code 20-20-62. Account: 50427233

Aldwick Fencing
Bucks
Cementry Lane
Woodmanhole
PO10 8GB



Cust Adv No.
Rep Code.... **
CASH SALES

(Delivered)

Advice No...

Page No 1

Date

Invoice No.

Part Number	Description	Qty	Loc'n	Price	Amount
LT-SS 04 TRADE	FENCE PANEL O/LAP 6FT	3	NETT		

Advice:

Date:



V.A.T.

Invoice Total

Rate 20.00
Goods 87.00

Payment Details:-
Cash

Thank you for your custom

NO QUERIES WILL BE ENTERTAINED AFTER 30 DAYS, INVOICE No. MUST BE QUOTED. NON-DELIVERY OF GOODS MUST BE NOTIFIED WITHIN 14 DAYS OF INVOICE DATE. GOODS ARE SUPPLIED AND WORK DONE ONLY IN ACCORDANCE WITH OUR TERMS OF BUSINESS. PAYMENT DUE BY 20th OF MONTH FOLLOWING DATE OF INVOICE UNLESS OTHERWISE STATED.

Agricultural and Dairy Engineers. Grain Handling Drying and Storage Specialists. Water Installation Engineers
Farm Machinery & Groundcare Specialists, Hayter & Stihl Machinery Distributors

Appendix
Brooks
Cemetery Lane, Woodmancote

APPENDIX F - TENNANT LETTER - DAVID GRANT UK LTD

Letter from former tenant of Unit 2.

DAVID GRANT UK Ltd

St Johns House, St Johns Street, Chichester, West Sussex, PO19 1UU.



Mr Mark Ingram,
Brooks,
Cemetery Lane,
Woodmancote,
Emsworth, PO10 8QB

23 / 02 / 2023

To whom it may concern, without prejudice.

**Re: Use of storage facilities at the property known as Brooks, Cemetery Lane, Woodmancote,
Emsworth PO10 8QB., by the company known as David Grant Uk Ltd /Registered Company No 4954663**

I first approached Mr Ingram, (who I had known for several years, by way of purchasing motor vehicles from him on previous occasions), with a request for a storage facility in his premises situated at Woodmancote in March 2007.

On this occasion I needed to find a storage facility for two classic cars that I had recently purchased from British Car Auctions at Blackbushe, Surrey. These vehicles were a 1938 Packard Eight 120 Sedan, and a 1924 Willys-Overland-Grossley Drophead Coupe, which I wanted to store somewhere that would also enable me to carry out some remedial cosmetic work to them respectively.

Mr Ingram was willing to accommodate me with this request, with the stipulation being that I could only have access to the premises during the daylight hours of between 9am and 5pm, and that I would not use any type of machinery, or by any other means create noise that would be deemed as a nuisance to the occupants of the neighbouring properties, and I would not store hazardous, or toxic materials in any part of the property.

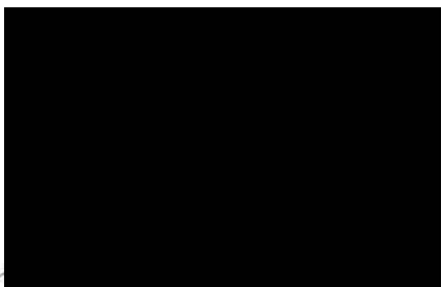
We formed an agreement on this basis, and I kept the two aforementioned vehicles under the shelter that was spanning the area between the units numbered 1 and 2, next to the caravan that was already sited under there and I proceeded to use this facility for a period of around six months

I contacted Mr Ingram in January 2012 with a request to use his premises again for the storage of goods associated to my business at that time, this consisted of various items of catering equipment and furnishings.

This time Mr Ingrams informed me that he already had an occupant using parts of the premises for storage, who I later came to know as Mr Hackett a fencing erector, however Mr Ingrams said he could allow me to use the area known as unit number 2 within the property for the storage of my goods under the same terms and stipulations that we had agreed previously in 2007.

I accepted this option, and occupied these premises from January 2012 until April 2018, when I removed the remainder of my goods, because I no longer needed this facility, having acquired a lease on a commercial unit at Glenmore Business Park in Chichester, which allowed me to consolidate all my trading activities into one premises.

I trust these details are sufficient for the purpose that they are requested, however if I can be of further assistance in this matter, please do not hesitate to contact me.



For and on behalf of David Grant UK Limited

Dated: 23rd February 2023

Appendix
Brooks
Cemetery Lane, Woodmancote

APPENDIX G - SUPPLIER LETTER - DAN HUGHES

Letter from a supplier of concrete materials to Aldwick Fencing.

D.HUGHES

[REDACTED]
The Three Horseshoes
Pond Farm
Newells Lane
West Ashling
PO18 8DF

07/03/2023

Dear Sir or Madam,

We are manufacturers of precast concrete products e.g., fence posts and gravel boards.

We have had Aldwick Fencing as a customer since 2013.

We have provided Aldwick Fencing materials for the last 10 years, with deliveries going to Brooks, Cemetery Lane, Woodmancote.

Please contact me for any other information.

Yours sincerely,

Dan Hughes

[REDACTED]

Appendix
Brooks
Cemetery Lane, Woodmancote

APPENDIX H – SUPPLIER LETTER – SOLENT SKIPS

Letter from a supplier of skips to Aldwick Fencing.

**Garry Palmer
G.C.Palmer - Solent Skips**

**Cutmill Deport
Newells Lane
West Ashling
Nr Chichester
PO18 8DD**

Friday 03rd March 2023

Dear Sir/Madam,

I would like to inform you that I have been supplying skips for Aldwick Fencing to the business premises at Brooks, Cemetery Lane, Woodmancote since 2014 to take away their waste materials.

The entry to Brooks is easily accessible from Cemetery Lane. Also, the visibility leaving Brooks in both directions is clear and free from obstructions.

I would normally locate the Aldwick Fencing skip between units 1 and 2, but on an odd occasion I have had to put the skip on the left as you go through the main gate to the business premises.

Aldwick Fencing has been a valued customer of our business over the past 9 years and has been happy with the great service and reliability I provide.



Garry Palmer

Solent Skips

Appendix
Brooks
Cemetery Lane, Woodmancote

APPENDIX I – CONTRACTOR LETTER – JOHN MORLEY & SON

Letter from Roofing Contractor who undertook repairs to buildings at Brooks.

JOHN MORLEY & SON

Hollydene House
South Lane
Woodmancote
Emsworth
Hants
PO10 8PT

Workmanship Guaranteed

Estimates Free



ROOFING CONTRACTOR

8th March '23

To whom it may concern,

In 2012 I was contacted by Mr Mark Ingram of 'Brooks', Cemetery Lane, Woodmancote, regarding an issue with the roof on one of his units.

An appointment was arranged to visit 'Brooks' to inspect the roof and make any necessary repairs to solve the problem.

Appointment date

On arrival at 'Brooks' I was greeted by a gentleman named John Hackett (Aldwick Fencing) who explained that Mr Ingram was unable to be present for the appointment.

Having had a brief conversation with Mr Hackett he then directed me to the problem area with the roof.

On inspection of the roof I was able to ascertain that only a minor repair was required and the necessary works were carried out the same day.

Whilst I was working at 'Brooks' I was able to clearly observe the inside of the units and could see they were being used for business storage.

Mr Hackett explained that he was using a unit for his fencing business. He was storing his tools, equipment and fencing materials there. He further added that the unit opposite was being used by another gentleman for storage.

Since meeting John Hackett in 2012 and over the following years to present time I have visited the yard..'Brooks'..on many occasions.

Y
[Redacted signature]

Appendix
Brooks
Cemetery Lane, Woodmancote

APPENDIX J -RECEIPT - P BRIDGER

Receipt from the Woodmancote Resident's Association for repairs to Cemetery Lane.

Received with thanks the sum
of [REDACTED] towards the cost of repairs
to the surface of cemetery lane.

Yours Sincerely

Pete Bridges.

[REDACTED]

P.S.

PAID MORE THAN OTHER
RESIDENTS DUE TO HIS
BUSINESS USE AT BRIDGES

[REDACTED]

[REDACTED]

6/5/11

Appendix
Brooks
Cemetery Lane, Woodmancote

APPENDIX K - NEIGHBOURS

Letter from neighbor living at Lavender Cottage

Lavender Cottage

Cemetery Lane

Emsworth

PO10 8QB

26th February 2023

To Whom It May Concern

This letter is to confirm that in January 2021 we approached Mark Ingram regarding storage of a trailer borne Tuk Tuk.

We agreed that the space was only available as storage and with accompanied access. I was made aware that Mr Hackett stores fencing materials on the site and I have observed him doing this on occasion. This is apparently a long standing arrangement between Mr Ingram and Mr Hackett.

Yours faithfully

A solid black rectangular box redacting the signature of Ian Kemp.

Ian Kemp

LAVENDER COTTAGE

CEMETERY LANE

EMSWORTH PO10 8JG

9th March 2023

To Whom It May Concern

In addition to my recent letter stating that I store my TURKIE
at (Brook) Cemetery Lane and have on occasion seen
John Hackett (Alwick Fencing) driving into Brooks.

I would like to add that Alwick Fencing has created fencing
between me and my neighbour in the rear of my garden.

I have an invoice for the work that has been completed and
can make a copy if required.

Yours faithfully



IAN KEMP

To

Ian Kemp
 Lavender Cottage
 Cemetery Lane
 Woodmancote
 [REDACTED]

From

Aldwick Fencing
 18 Sherwood Road
 Bognor Regis
 PO22 9DS
 [REDACTED]

Description	QTY	Rate	Cost
Boundary dividing fence	1.00	[REDACTED]	[REDACTED]
To supply and install; 12 x 6' waney lap panels 10 x 8' 3x3" timber posts Take down and cart away old fencing.			

Total [REDACTED]

Payments	Type	Date	Amount
paid in full with cash, many thanks.	Cash	16/07/2021	[REDACTED]
		Total	[REDACTED]

Balance Due £0.00

Payment Instructions

[REDACTED]

**Please settle invoice on the day of the completion of works, via
 bank transfer or cash, thank you.**