

Statement of Truth

I have made this declaration in support of an application for a Certificate of Lawful Use by Gary Martin in respect of land formerly owned by me jointly with my wife Jane.

I have been informed of the consequences of making a statement in support of a certificate application which is false or misleading.

I understand that I am guilty of an offence if I make a statement which I know is false or misleading in a material particular, or with intent to deceive I produce any document which is false or misleading in a material particular, or with intent to deceive I withhold any material information.

I understand that if I am found guilty of such an offence, I am liable to a term of imprisonment for up to two years, or to an unlimited fine or both.

The facts stated herein are true to the best of my knowledge and belief.

Signed

A large black rectangular redaction box covering the signature of Robert Charles Glossop.

Robert Charles Glossop

Dated 4/9/21

Statement of Evidence

I, Robert Charles Glossop of Greensleeves, Deptford Lane, Greywell, Hook, Hampshire RG29 1BS state as follows.

I make this statement in support of an application ref. 20/03099/LDC made to Hart District Council by Gary Martin, who is seeking thereby to establish the lawful use of the land which he now owns as garden land in connection with his house, known as Pond House, Church Lane, Dogmersfield, Hook, Hampshire, RG27 8TA.

This statement is in addition to my statement dated 26 November 2020. In that statement, I was at pains to refute what had been stated by the Local Planning Authority in an earlier planning application, that the lawful use of the land in question could have been for agriculture. I therefore spent more time seeking to establish what the historic use had not been rather than how it had been used when it was in our ownership.

The land in question was not used for agriculture. It tended to be wet and boggy and we went to the trouble and expense of installing drains. The drains are clearly shown on the Ordnance Survey maps of the land, for example on the Land Registry Title Plan produced as RG1 to my first statement. We planted tulips and alliums which grew well once the land had been drained. The land was laid to grass and needed to be mown. I used a ride-on mower to cut the rough grass there and I would start with the land immediately around Ormersfield House before crossing the drive and entering the land the subject of application ref. 20/03099/LDC. This land was fenced and on the opposite side of the drive. I would then re-set the cutter and mow a close-cut mown path starting in the arboretum in front of the house - running down the North side of our land, crossing the lane through two purpose-built gates - continuing this mown path across the aforementioned strip leading to a gate in the fence between the garages and the stables, making a pleasant walk around the perimeter of our property.

It was important to us to maintain the land the subject of application ref. 20/03099/LDC in a way that was visually pleasing. Access to our home was along the drive from Church Lane and the first sight of it was of this land.

In witness of this use, I produce as Exhibit RG1 a letter from my solicitors Wills Chandler dated 19 January 2021 addressed to Hart District Council. It confirms that the Title to Ormersfield House was severed in 2013, in order to sell Ormersfield House and its garden grounds to the present owners, Mr and Mrs Miles, while retaining the land on the other side of the drive comprising the land the subject of application ref. 20/03099/LDC, the former garage and land to its south. Planning permission had by this time been granted for the conversion of the garage to a dwellinghouse.

I refer to page 4 of Exhibit RG1, which is the first page of form TP1, where 'TP' refers to the Transfer of Part of Title Number HP747451. The land that was sold is shown outlined in red on page 5 of Exhibit RG1; and the land outlined in blue on that page is the land I later sold to Gary. It is referred to as "Retained Land" on page 8 of Exhibit RG1. In Schedule 3 on page 12 of Exhibit RG1, we covenanted that the Retained Land would not be put to any use that would cause an annoyance or nuisance to the Transferees (Mr and Mrs Miles) and "not to use the Retained Land for any purpose other than its current use as garages and/or for residential use". By this wording, I identified at the time that the current use of the land was for residential use, and that there was a valid permission to use the garage as a dwelling. We were therefore entering into a restrictive covenant that the Retained Land was



and would remain in residential use; and this restrictive covenant is still in force and recorded on Gary's Title to Pond House.

I don't know how much more clearly I can say this than I already have, both in my previous statement and in this one. The land the subject of application ref. 20/03099/LDC was used as above. The aerial photographs I produced in my first statement bear witness to the fact that it was tended and maintained accordingly. It was put to this use for more than forty years while we owned and lived at Ormersfield House.

Signed

A large black rectangular redaction box covering the signature area.

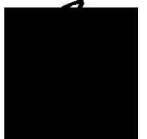
Robert Charles Glossop

Dated 4/9/21

A black rectangular redaction box located in the bottom right corner of the page.

Exhibit RG1

Letter dated 19 January 2021 from Wills Chandler
Solicitors



Date: 19 January, 2021

Our Ref: AD/MA/Martin/333879 Your Ref:

By email only



Dear Ms Baxter,

Re: Application ref. 20/03099/LDC for a Certificate of Existing Lawful Use in respect of Garden Land at Pond House, Church Lane, Dogmersfield, Hook, Hampshire, RG27 8TA ("Garden Land")

I write in support of my clients' application above. I acted for Mr and Mrs Martin on the purchase of the above property with completion taking place on the 15th June 2018. This transaction included the Garden Land under the title number HP747451 (copy plan attached).

I have made a thorough review of my file which includes searches, planning documentation and photographic evidence and I can find no indication of agricultural use whatsoever of the Garden Land. I note the previous owner Mr Glossop states that the Garden Land has been used as garden land since 1969.

I attach a document of 2013 when Mr and Mrs Glossop sold the neighbouring land to Mr and Mrs Miles. I note with interest within the document that when retaining Pond House (and Garden Land), the parties to that document agreed that the use (at schedule 3) would be nothing other than residential use. There is no mention of agricultural use and I can only assume this was clarified between the parties at the time. Mr and Mrs Glossop would surely have not been a party to this legal document knowing they would be in an immediate breach of it. The property was then passed on to my clients as successors from Mr and Mrs Glossop subject amongst other things, to this document which remains on the title.

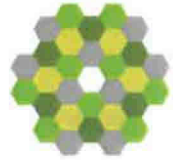
If you require any further assistance from me please do not hesitate to contact me.

Yours sincerely

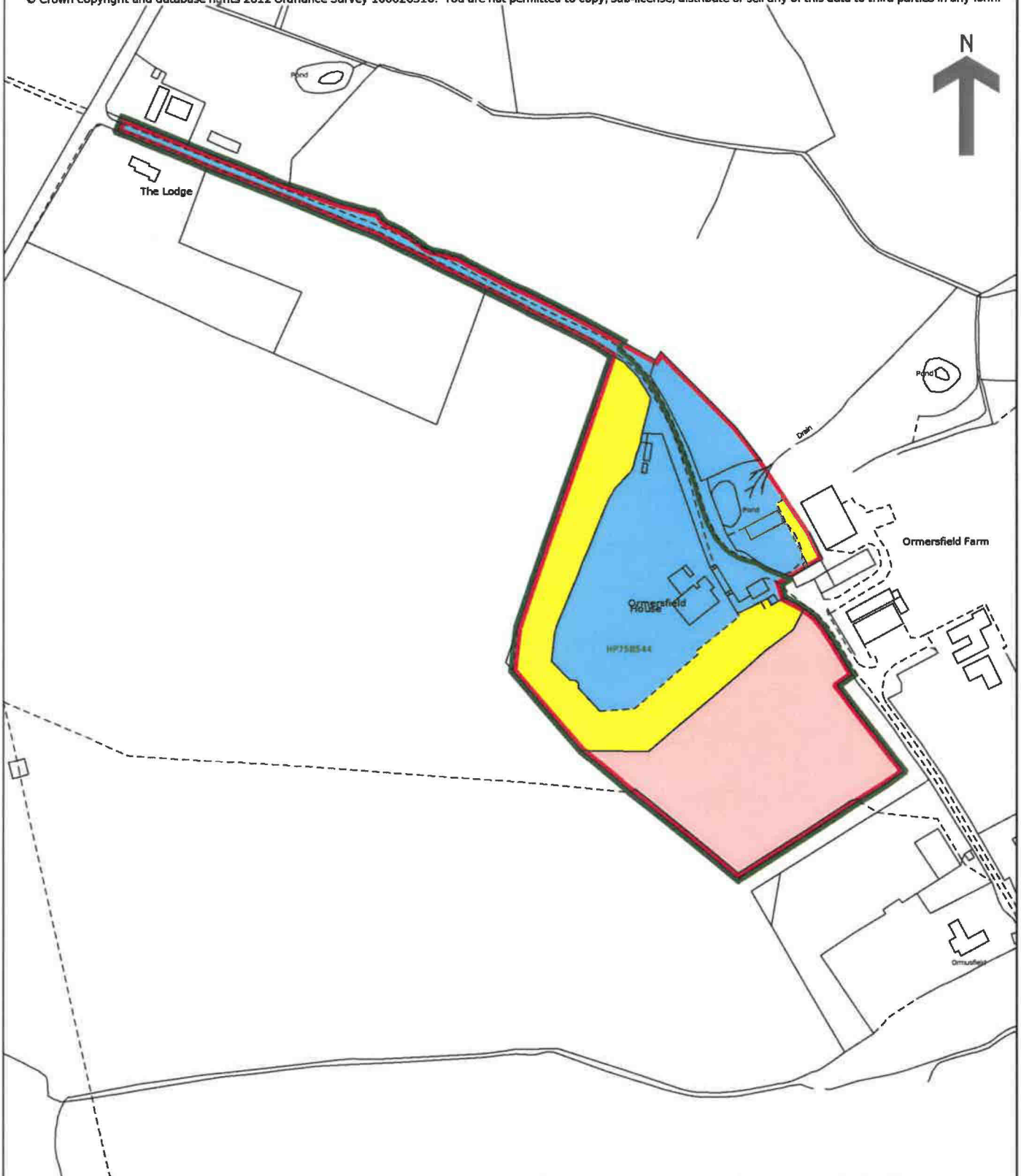
Anthony Dodson

HM Land Registry
Official copy of
title plan

Title number **HP747451**
Ordnance Survey map reference **SU7852SW**
Scale **1:2500**
Administrative area **Hampshire : Hart**



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22.02.13 Traw

These are the notes referred to on the following official copy

Title Number HP758544

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.

Land Registry
Transfer of part of registered title(s)

TP1

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.

Leave blank if not yet registered.

When application for registration is made these title number(s) should be entered in panel 2 of Form AP1.

Insert address, including postcode (if any), or other description of the property transferred. Any physical excisions, such as mines and minerals, should be defined.

Place 'X' in the appropriate box and complete the statement.

For example 'edged red'.

For example 'edged and numbered 1 in blue'.

Any plan lodged must be signed by the transferor.

Give full name(s).

Complete as appropriate where the transferor is a company.

Warranty as to a matter of copyright

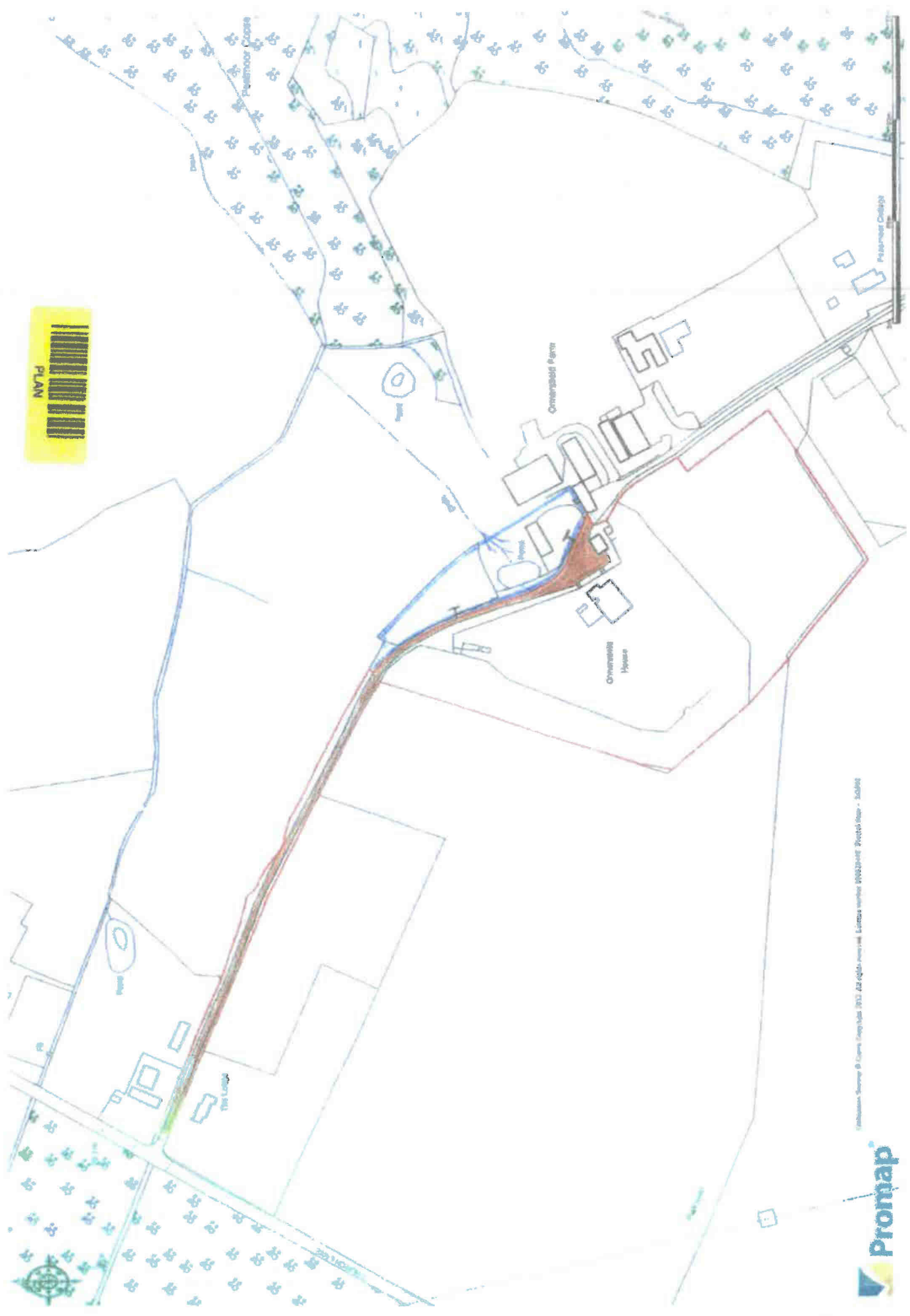
Stromans Solicitors LLP
128 Wymore Street
London W1U 3GA

Give full name(s).

Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

1	Title number(s) out of which the property is transferred: HP747451
2	Other title number(s) against which matters contained in this transfer are to be registered or noted, if any:
3	Property: Ormersfield House Dogmersfield Hook Hampshire RG27 8TA The property is identified <input checked="" type="checkbox"/> on the attached plan and shown: edged red <input type="checkbox"/> on the title plan(s) of the above titles and shown:
4	Date: 22nd February 2013
5	Transferor: ROBERT CHARLES GLOSSOP and JANE CHRISTINE GLOSSOP <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: <u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in England and Wales including any prefix:
6	Transferee for entry in the register: MARK TIMOTHY MILES and SARAH ELIZABETH MILES <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: <u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in England and Wales including any prefix:





(Inclusie) Survey 01, Curaçao, Temp. 01/01, 01/13, 01/14, 01/15, 01/16, 01/17, 01/18, 01/19, 01/20, 01/21, 01/22, 01/23, 01/24, 01/25, 01/26, 01/27, 01/28, 01/29, 01/30, 01/31, 02/01, 02/02, 02/03, 02/04, 02/05, 02/06, 02/07, 02/08, 02/09, 02/10, 02/11, 02/12, 02/13, 02/14, 02/15, 02/16, 02/17, 02/18, 02/19, 02/20, 02/21, 02/22, 02/23, 02/24, 02/25, 02/26, 02/27, 02/28, 02/29, 03/01, 03/02, 03/03, 03/04, 03/05, 03/06, 03/07, 03/08, 03/09, 03/10, 03/11, 03/12, 03/13, 03/14, 03/15, 03/16, 03/17, 03/18, 03/19, 03/20, 03/21, 03/22, 03/23, 03/24, 03/25, 03/26, 03/27, 03/28, 03/29, 03/30, 03/31, 04/01, 04/02, 04/03, 04/04, 04/05, 04/06, 04/07, 04/08, 04/09, 04/10, 04/11, 04/12, 04/13, 04/14, 04/15, 04/16, 04/17, 04/18, 04/19, 04/20, 04/21, 04/22, 04/23, 04/24, 04/25, 04/26, 04/27, 04/28, 04/29, 04/30, 05/01, 05/02, 05/03, 05/04, 05/05, 05/06, 05/07, 05/08, 05/09, 05/10, 05/11, 05/12, 05/13, 05/14, 05/15, 05/16, 05/17, 05/18, 05/19, 05/20, 05/21, 05/22, 05/23, 05/24, 05/25, 05/26, 05/27, 05/28, 05/29, 05/30, 05/31, 06/01, 06/02, 06/03, 06/04, 06/05, 06/06, 06/07, 06/08, 06/09, 06/10, 06/11, 06/12, 06/13, 06/14, 06/15, 06/16, 06/17, 06/18, 06/19, 06/20, 06/21, 06/22, 06/23, 06/24, 06/25, 06/26, 06/27, 06/28, 06/29, 06/30, 07/01, 07/02, 07/03, 07/04, 07/05, 07/06, 07/07, 07/08, 07/09, 07/10, 07/11, 07/12, 07/13, 07/14, 07/15, 07/16, 07/17, 07/18, 07/19, 07/20, 07/21, 07/22, 07/23, 07/24, 07/25, 07/26, 07/27, 07/28, 07/29, 07/30, 07/31, 08/01, 08/02, 08/03, 08/04, 08/05, 08/06, 08/07, 08/08, 08/09, 08/10, 08/11, 08/12, 08/13, 08/14, 08/15, 08/16, 08/17, 08/18, 08/19, 08/20, 08/21, 08/22, 08/23, 08/24, 08/25, 08/26, 08/27, 08/28, 08/29, 08/30, 08/31, 09/01, 09/02, 09/03, 09/04, 09/05, 09/06, 09/07, 09/08, 09/09, 09/10, 09/11, 09/12, 09/13, 09/14, 09/15, 09/16, 09/17, 09/18, 09/19, 09/20, 09/21, 09/22, 09/23, 09/24, 09/25, 09/26, 09/27, 09/28, 09/29, 09/30, 10/01, 10/02, 10/03, 10/04, 10/05, 10/06, 10/07, 10/08, 10/09, 10/10, 10/11, 10/12, 10/13, 10/14, 10/15, 10/16, 10/17, 10/18, 10/19, 10/20, 10/21, 10/22, 10/23, 10/24, 10/25, 10/26, 10/27, 10/28, 10/29, 10/30, 10/31, 11/01, 11/02, 11/03, 11/04, 11/05, 11/06, 11/07, 11/08, 11/09, 11/10, 11/11, 11/12, 11/13, 11/14, 11/15, 11/16, 11/17, 11/18, 11/19, 11/20, 11/21, 11/22, 11/23, 11/24, 11/25, 11/26, 11/27, 11/28, 11/29, 11/30, 12/01, 12/02, 12/03, 12/04, 12/05, 12/06, 12/07, 12/08, 12/09, 12/10, 12/11, 12/12, 12/13, 12/14, 12/15, 12/16, 12/17, 12/18, 12/19, 12/20, 12/21, 12/22, 12/23, 12/24, 12/25, 12/26, 12/27, 12/28, 12/29, 12/30, 12/31.



Each transferee 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.

Place 'X' in the appropriate box. State the currency unit if other than sterling. If none of the boxes apply, insert an appropriate memorandum in panel 12.

Place 'X' in any box that applies.

Add any modifications.

Where the transferee is more than one person, place 'X' in the appropriate box.

Complete as necessary.

Use this panel for:

- definitions of terms not defined above
- rights granted or reserved
- restrictive covenants
- other covenants
- agreements and declarations
- any required or permitted statements
- other agreed provisions.

The prescribed subheadings may be added to, amended, repositioned or omitted.

Any other land affected by rights granted or reserved or by restrictive covenants should be defined by reference to a plan.

Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.

7 Transferee's intended address(es) for service for entry in the register:
Ormersfield House Dogmersfield Hook Hampshire RG27 8TA

8 The transferor transfers the property to the transferee

9 Consideration

The transferor has received from the transferee for the property the following sum (in words and figures):
One Million Six Hundred and Fifty Thousand Pounds (£1,650,000.00)

The transfer is not for money or anything that has a monetary value

Insert other receipt as appropriate:

10 The transferor transfers with

full title guarantee

limited title guarantee

11 Declaration of trust. The transferee is more than one person and

they are to hold the property on trust for themselves as joint tenants

they are to hold the property on trust for themselves as tenants in common in equal shares

they are to hold the property on trust:

12 Additional provisions

See Rider

Rights granted for the benefit of the property

Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.

Rights reserved for the benefit of other land

Include words of covenant.

Restrictive covenants by the transferee

Include words of covenant.

Restrictive covenants by the transferor

Insert here any required or permitted statements, certificates or applications and any agreed declarations and so on.

Other

RIDER

Transfer of Part — Clauses

12.1 Definitions

In this Transfer the following words and expressions have the following meanings:

- (a) "Driveway" means the access to the Property (and forming part of the Property) coloured brown on the Plan
- (b) "Conduits" means sewers, drains, watercourses, soakaways, pipes, cables, wires, optic fibres and other channels, conducting media or conduits installed for the passage or treatment of Services but does not include septic tanks.
- (c) "Plan" means the plan annexed to this Transfer.
- (d) "Retained Land" means the land and building shown edged blue on the Plan being retained by the Transferor and being that part of the land comprised in the title number HP747451 which is not comprised in the Property.
- (e) "Services" means water supply, surface water drainage, foul drainage, gas, electricity, telecommunications and any other channels or similar services.
- (f) References to persons include individuals, bodies corporate (wherever incorporated) unincorporated associations, and partnerships; and references to one gender include all genders.
- (g) The headings are inserted for convenience only and do not affect the construction of this Transfer.
- (h) Words importing the singular include the plural and vice versa.
- (i) Where any party consists of two or more persons the conditions and provisions of this Transfer are joint and several.
- (j) References to the owners of the Property are to the Transferee and their successors in title to the Property and references to the owners of the Retained Land are to the Transferor and their successors in title to the Retained Land, save where the contrary is stated.

12.2 Rights reserved for the benefit of Retained Land

The rights over the Property set out in Schedule 1 below are excepted and reserved out of the Transfer of the Property for the benefit of each and every part of the Retained Land.

12.3 Rights granted for the benefit of the Property

The rights set out in Schedule 2 below are granted in favour of the Property for the benefit of each and every part of the Property.

12.4 Restrictive covenants by the Transferor

- (a) the Transferor covenants with the Transferee that the Transferor will observe and

perform the Restrictions set out in Schedule 3 below with the intention that the burden of the covenants run with and bind the Retained Land and each and every part of it.

- (b) The benefit of the covenant by the Transferor set out in clause 12.4(a) above is annexed to and runs with the Property and each and every part of it.
- (c) The Transferor shall not be personally liable for any breach of the said covenant arising after the Transferor has parted with all interest in the Retained Land or the part of the Retained on which such breach is committed.

12.5 Positive covenants by Transferor

The Transferor covenants with the Transferee that the Transferor will:

- (a) pay to the Transferee on demand any sums due to the Transferee as required by this Transfer and in particular will pay on demand to the Transferee a fair proportion of the cost of repairing maintaining, replacing, and renewing the Driveway
- (b) Indemnify the Transferee against the cost of repairing and renewing the Driveway in the event of any damage being caused to it as a result of the carrying out of the works that the Transferor proposes to carry out on the Retained Land
- (c) Keep the boundary marked with an inward-facing 'T' on the Plan in good repair and condition

12.6 Positive covenants by Transferee

The Transferee covenants with the Transferor that the Transferee will:

- (a) as and when reasonably necessary and subject to compliance by the Transferor with the Transferor's obligation to contribute to the cost of the same, repair, maintain, replace, and renew the Driveway
- (b) keep the Driveway free from obstruction.

12.7 Agreements and declarations

- (a) This Transfer does not grant any rights, liberties, privileges and easements over the Retained Land for the benefit of the Property or over the Property for the benefit of the Retained Land except as expressly set out in this Transfer and any such rights implied by the operation of subsections (1) and (2) of section 62 of the Law of Property Act 1925 or the rule in Wheeldon v Burrows are expressly excluded
- (b) In the event of any dispute arising in respect of any matters contained herein, the parties shall instruct an independent surveyor (or in default of agreement shall apply to the President of the Royal Institute of Chartered Surveyors to appoint a surveyor) who shall act as an expert in determining such dispute.

SCHEDULE 1

Rights granted for the benefit of the Retained Land

1 Existing Services

- 1.1 The right for the Transferor in common with the Transferee and those authorised by the Transferee to connect to and to the free passage and running of Services into or through any Conduits which are in existence at the date of this Transfer or at any time hereafter and are situate in on over or under the Property and subject as set out in the following paragraphs 1.2 and 1.3 of this Schedule.
- 1.2 The right to connect to the Conduits is subject to obtaining the prior written consent of the Transferee before exercising the right. This consent is not to be unreasonably withheld save in any event where, in the reasonable opinion of the Transferee, the Conduits would be overloaded by the additional passage of Services following connection.
- 1.3 This right is subject to the Transferor paying to the Transferee a fair proportion of the costs of repairing, renewing, maintaining, inspecting, replacing and cleansing the said Conduits used in common by them.
- 1.4 The right to connect to the Conduits is subject to the Transferor installing any necessary or usual meters to measure the supply of water electricity or gas to the Retained Land and bearing all costs in relation to both the installation of such meters and the supply of Services to the Retained Land

2 Right of entry

- 2.1 The right for the Transferor at all reasonable times of day by appointment (except in an emergency) to enter onto so much as is reasonably necessary of the Property for the purpose of:
- (a) repairing, renewing, maintaining, inspecting, replacing, cleansing, connecting to or severing connections with any Conduits in respect of which rights are granted by this Transfer; and
 - (b) repairing, maintaining, decorating, replacing, renewing and cleaning any buildings, walls or fences on the Retained Land or boundary fences or party structures between the Retained Land and the Property.
- 2.2 In exercising the rights granted under clause 2.1 above the Transferor or other the person exercising such right shall cause as little damage and inconvenience to the Transferee as possible and shall forthwith at his own expense make good all damage so caused.

3 Rights of Way

- 3.1 Subject to compliance with paragraph 3.2 below, a right of way for the Transferor and all others authorised by the Transferor in common with the Transferee and those

authorised by the Transferee at all times by day or night to pass and repass to or from the Retained Land from or to the public highway with or without motor vehicles bicycles and/or perambulators over and along the Driveway for all purposes connected with the use and enjoyment of the Retained Land, with the exception of herding cattle or other livestock.

- 3.2 The benefit of this right is subject to the Transferor paying to the Transferee a fair proportion of the cost of repairing, maintaining, replacing, renewing, and cleaning the Driveway

4. **Right of Support**

The right of support for the Retained Land and any buildings on it from the Property and any buildings on it.

SCHEDULE 2

Rights granted for the benefit of the Property

1 Existing Services

- 1.1 The right for the Transferee in common with the Transferor and those authorised by the Transferor to connect to and to the free passage and running of Services into or through any Conduits which are in existence at the date of this Transfer or at any time hereafter and are situate in on over or under the Retained Land and subject as set out in the following paragraphs 1.2 and 1.3 of this Schedule.
- 1.2 The right to connect to the Conduits is subject to obtaining the prior written consent of the Transferor before exercising the right. This consent is not to be unreasonably withheld save in any event where, in the reasonable opinion of the Transferor, the Conduits would be overloaded by the additional passage of Services following connection.
- 1.3 This right is subject to the Transferee paying to the Transferor a fair proportion of the costs of repairing, renewing, maintaining, inspecting, replacing and cleansing the said Conduits used in common by them.
- 1.4 The right to connect to the Conduits is subject to the Transferee installing any necessary or usual meters to measure the supply of water electricity or gas to the Property and bearing all costs in relation to both the installation of such meters and the supply of Services to the Property.

2 Right of entry

- 2.1 The right for the Transferee at all reasonable times of day by appointment (except in an emergency) to enter onto so much as is reasonably necessary of the Retained Land for the purpose of:
- (a) repairing, renewing, maintaining, inspecting, replacing, cleansing, connecting to or severing connections with any Conduits in respect of which rights are granted

by this Transfer; and

(b) repairing, maintaining, decorating, replacing, renewing and cleaning any buildings, walls or fences on the Retained Land or boundary fences or party structures between the Retained Land and the Property.

2.2 In exercising the rights granted under paragraph 2.1 above the Transferee or other person exercising such right shall cause as little damage and inconvenience to the Transferor as possible and shall forthwith at his own expense make good all damage so caused.

3. **Right of Support**

The right of support for the Property and any buildings on it from the Retained Land and any buildings on it.

SCHEDULE 3

Restrictions

1. **Use**

Not to do, permit or suffer to be done upon the Retained Land anything which may be or become an annoyance, nuisance (whether or not amounting to a legal nuisance), damage or disturbance to the Transferee or to the owners or occupiers for the time being of any other adjoining or neighbouring land which may give rise to a public or private nuisance, and not to use the Retained Land for any purpose other than its current use as garages and/or for residential use

2. **Parking**

Not to park, permit or suffer to be parked any motor bicycle, car, commercial vehicle, mobile home, caravan, boat or thing on or otherwise obstruct the Driveway.

3. **Conduits**

3.1 Not to discharge, permit or suffer to be discharged into any of the Conduits over which rights are granted or reserved by this Transfer anything which would be corrosive or harmful or which would cause any obstruction of them or allow or permit any waste or hazardous materials (including materials which alone or in combination with others may cause harm to human health or the environment) to be deposited on or to escape from the Retained Land.

3.2 Not to overload, permit or suffer to be overloaded the capacity of any Conduit over which rights are granted by this Transfer.

The transferor must execute this transfer as a deed using the space opposite. If there is more than one transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains transferee's covenants or declarations or contains an application by the transferee (such as for a restriction), it must also be executed by the transferee.

13 Execution

Signed as a Deed by the
said ROBERT CHARLES
GLOSSOP and JANE
CHRISTINE GLOSSOP
in the presence of:

Witness:

Name:

Address:

Signed as Deed by the
said MARK TIMOTHY MILES
and SARAH ELIZABETH
MILES in the presence of:

Witness:

Name:

Address:

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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