

Statutory Declaration
Relating to the use of 335-337 Lonsdale Road, Barnes, London SW13 9PY (the Property)

I, Thomas Charles Ryley Shepherd, of 335-337 Lonsdale Road, Barnes, London SW13 9PY, do solemnly and sincerely declare that:

1. The Property is constructed as a maisonette. The ground floor of the property has the house number 337 Lonsdale Road. The first floor and loft of the Property has the house number 335 Lonsdale Road. The Property forms part of a terrace of similar maisonettes and is flanked to its left by 331-333 Lonsdale Road and to its right by 339-341 Lonsdale Road.
2. The freehold title to the Property is registered at the Land Registry as 335-337 Lonsdale Road under a single title number SY239142. No leasehold titles are registered against the Property for either 335 or 337 Lonsdale Road. A copy of the title to the Property is contained in exhibit 1.
3. The Property retains the original layout of the two dwellings, with separate front doors, a kitchen and bathroom on each level, separate electricity supply and circuits and separate heating systems. However, only 335 Lonsdale Road is registered for council tax purposes under band G and the water supply bill is addressed to 335 Lonsdale Road. There is an internal connecting door at ground floor that allows access to the ground floor from the upper floors of the Property (and vice versa).
4. My wife, Anne Michele Shepherd, and I acquired the freehold title to the Property from Ann Cochrane (the **Former Owner**) on 1 February 2021 and have lived in the Property since then. The Former Owner acquired the Property in 1979. A copy of the Former Owner's title to the Property is provided as exhibit 2.
5. To the best of my knowledge and belief, the Property has been used as a single dwelling for at least the last 10 years. This is based on the following evidence.

- (a) The applicants were the former owners of 333 Lonsdale Road from 5 August 2004 to 1 February 2021 and knew the Former Owner during that time.

During that period, the Former Owner was the sole occupier of the Property and did not let or licence the use of any part of the Property to any other person.

- (b) I attach as exhibit 3 an email from John Bower, who is the brother and attorney for the Former Owner.

The email corroborates that the Property was used by the Former Owner as a single dwelling during the period when she owned both 335 and 337 Lonsdale Road.

- (c) The Property is in council tax band G.

This band correlates with other properties in the terrace on Lonsdale Road where the ground and upper floors of a maisonette are held under a single freehold title, with no leasehold interests. This is consistent with such properties being single use dwellings.

The table below outlines council tax and Land Registry information in relation to other properties in the terrace on Lonsdale Road. The information has been sourced from the Land Registry and the 'Check and challenge your Council Tax band' page on the Gov.uk website.

Council Tax House Number	Land Registry Title	Floors	Council Tax Band
331 Lonsdale Road	331 Lonsdale Road Leasehold (TGL267483)	Ground Floor	D
333 Lonsdale Road	333 Lonsdale Road Leasehold (TGL262969)	Upper Floors	E

339 Lonsdale Road	339 Lonsdale Road Leasehold (TGL513642)	Ground Floor	D
341 Lonsdale Road	341 Lonsdale Road Leasehold (TGL512778)	Upper Floors	E
335 Lonsdale Road	335-337 Lonsdale Road Freehold (SY239142)	Ground and Upper Floors	G
301 Lonsdale Road	301 Lonsdale Road Freehold (SY208615)	Ground and Upper Floors	G
297 Lonsdale Road	297-299 Lonsdale Road Freehold (SY177331)	Ground and Upper Floors	G
289 Lonsdale Road	289-291 Lonsdale Road Freehold (SY158879)	Ground and Upper Floors	G

The freehold title to 331-333 Lonsdale Road is registered under title number SY240567. The freehold title to 339-341 Lonsdale Road is registered under title number SY235975.

The position of 335 Lonsdale Road in relation to council tax banding is equivalent to 297 and 289 Lonsdale Road. Copies of the title to 297 and 289 Lonsdale Road are provided as exhibits 4 and 5.

- (d) I attach as exhibit 6 an email from the Valuation Office Agency that confirms that the Property is in council tax band G with an effective date of 1 April 1993.

This is consistent with the statement in the email attached as exhibit 3 that the Former Owner 'arranged with Richmond Council for it to be considered as one property for payment of Rates'.

I make this solemn declaration believing the same to be true and by virtue of the Statutory Declarations Act 1835.

Signed:

Name: Thomas Charles Ryley Shepherd

Declared at: 1 Rocks Lane

On this 24th day of the month of January 2022

Before me

Juan E. Goddard

Susan E Goddard, Solicitor
 SUTTON-MATTOCKS & CO. LLP
 1 Rocks Lane, Barnes, London SW13 0DE
 Tel: 020 8876 8811 Fax: 020 8878 4425

John E Wood A.

This is the exhibit I referred
to in the declaration of
Thomas C R Shepherd
22nd January 2022

Title Number : SY239142

This title is dealt with by HM Land Registry, Telford 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 or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 28 NOV 2021 at 14:46:21 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: SY239142
Address of Property	: 335 and 337 Lonsdale Road
Price Stated	: £1,350,000
Registered Owner(s)	: THOMAS CHARLES RYLEY SHEPHERD and ANNE MICHELE SHEPHERD of 335 and, 337 Lonsdale Road, London SW13 9PY.
Lender(s)	: Santander UK PLC

Title number SY239142

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 28 NOV 2021 at 14:46:21. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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A: Property Register

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

RICHMOND UPON THAMES

- 1 (04.08.1959) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 335 and 337 Lonsdale Road.
- 2 The land has the benefit of rights of way over the part of the back passage way not included in the title.

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 (05.02.2021) PROPRIETOR: THOMAS CHARLES RYLEY SHEPHERD and ANNE MICHELE SHEPHERD of 335 and, 337 Lonsdale Road, London SW13 9PY.
- 2 (05.02.2021) The price stated to have been paid on 1 February 2021 was £1,350,000.
- 3 (05.02.2021) 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 1 February 2021 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.

- 1 (05.02.2021) REGISTERED CHARGE dated 1 February 2021.
- 2 (05.02.2021) Proprietor: SANTANDER UK PLC (Co. Regn. No. 2294747) of Deeds Services, 101 Midsummer Boulevard, Milton Keynes MK9 1AA.
- 3 (05.02.2021) The proprietor of the Charge dated 1 February 2021 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

End of register

Exhibit 2: Registered title to 335-337 Lonsdale Road, Barnes, London SW13 9PY held by Ann Cochrane

This is exhibit 2 referred to
i- the declaration of T C R Stephens
24th January 2022
Ann E Cochrane

Title Number : SY239142

This title is dealt with by HM Land Registry, Telford 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.

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This extract shows information current on 30 AUG 2020 at 21:12:38 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: SY239142
Address of Property	: 335 and 337 Lonsdale Road
Price Stated	: Not Available
Registered Owner(s)	: ANN ELLEN COCHRANE of 335 Lonsdale Road, London , SW13.
Lender(s)	: None

Title number SY239142

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 30 AUG 2020 at 21:12:38. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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A: Property Register

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

RICHMOND UPON THAMES

- 1 (04.08.1959) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 335 and 337 Lonsdale Road.
- 2 The land has the benefit of rights of way over the part of the back passage way not included in the title.

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 (15.01.1980) Proprietor: ANN ELLEN COCHRANE of 335 Lonsdale Road, London, SW13.

End of register

H. M. LAND REGISTRY GENERAL MAP

SURREY SHEET TQ 2176 SECTION C
(NATIONAL GRID)

Scale 1/1250



Old reference SURREY II, 14, B.

Filed Plan of Title No. **SY239142**



This is a copy of the title plan on 30 AUG 2020 at 21:12:39. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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This title is dealt with by HM Land Registry, Telford Office.

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Exhibit 3: Email from John Bower dated 6 December 2021

This is exhibit 3 referred to
i- the declaration of T C R Super 1
24th January 2022
fus e wood A



From: J BOWER bower519@btinternet.com
Subject: 335/337 Lonsdale Road
Date: 6 December 2021 at 15:34
To: anne@the333crew.co.uk

Dear Anne

Further to your request for more information about 335/337 Lonsdale Road I can give you the following information.

My sister Mrs Ann Cochrane lived at the property for many years. Because of her failing health I activated my Power of Attorney for her in early 2020. Ann relocated to a care home near us in Wiltshire early in 2020 and the property was put on the market about that time.

Ann and her husband rented a different property in Lonsdale Road in the late 1960's. Following her husband's untimely death she purchased and moved into 335 at the end of the sixties/early seventies. Being a very private person, a lover of classical music and amateur member of a top choral society she insulated the internal walls of her upstairs sitting room to ensure she would not be bothered by neighbours and she would not bother them playing her music. However, she had concerns about the level of normal noise from her downstairs neighbours which she found annoying even though it was not excessive.

When 337 was put on the market three or four years later she found herself in the position of being able to purchase it. The point of this was that she wouldn't have any concerns about noisy neighbours below. A door was installed in the partition at the bottom of the stairs and she arranged with Richmond Council for it to be considered as one property for payment of Rates.

Ann changed her living arrangements to make use of 337. The down stairs kitchen she used for garden access and kept her gardening bits and pieces there. Her washing machine was also situated in this room. The large room next door housed the gas boiler and was always warm, she used this room for drying/ironing her washing and overwintering her tender pot plants. The next small room was her music room - it shares no walls with adjoining properties. It had a piano so could practice her singing.

The next large room was a bedroom for occasional overnight guests but only ever had a single bed. The large front room was her dining room where she occasionally entertained friends.

The 337 front door was never used, indeed the key was lost for several years, all mail was addressed to 335.

My wife and I visited Ann several times a year. I decorated the house from top to bottom over a period of eighteen months from 2005 and did various odd jobs/repairs for her during the time she lived there. Our visits increased to monthly, fortnightly and eventually weekly visits in the last decade as she became less able.

I can state with absolute certainty 335/337 was used as her single dwelling and no part of the property was ever rented, leased or licensed to a third party during the time she lived there.

Please let me know if you require provide any further information I may be able to help with.

Regards

John Bower

Exhibit 4: Registered title to 297-299 Lonsdale Road, Barnes, London SW13 9PY

This is exhibit 4 referred to
i- the declaration of TCR
Shepherd 24th January 2022
for E Wood

Title Number : SY177331

This title is dealt with by HM Land Registry, Telford 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.

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This extract shows information current on 28 NOV 2021 at 14:58:38 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: SY177331
Address of Property	: 297-299 Lonsdale Road, Barnes, London (SW13 9QB)
Price Stated	: £1,323,000
Registered Owner(s)	: ALISTAIR NICHOLAS JOHN WYBREW of 297-299 Lonsdale Road, London SW13 9QB.
Lender(s)	: Newcastle Building Society

Title number SY177331

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 28 NOV 2021 at 14:58:38. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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A: Property Register

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

RICHMOND UPON THAMES

- 1 (16.04.1957) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 297-299 Lonsdale Road, Barnes, London (SW13 9QB).

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 (14.02.2018) PROPRIETOR: ALISTAIR NICHOLAS JOHN WYBREW of 297-299 Lonsdale Road, London SW13 9QB.
- 2 (14.02.2018) The price stated to have been paid on 8 February 2018 was £1,323,000.
- 3 (06.06.2019) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 6 June 2019 in favour of Newcastle Building Society referred to in the Charges Register.

C: Charges Register

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

- 1 (06.06.2019) REGISTERED CHARGE dated 6 June 2019.
- 2 (06.06.2019) Proprietor: NEWCASTLE BUILDING SOCIETY of Portland House, New Bridge Street, Newcastle upon Tyne NE1 8AL.

End of register

Exhibit 5: Registered title to 289-291 Lonsdale Road, Barnes, London SW13 9PY

This is exhibit 5 referred to
in the declaration of
T C R Shepherd 24th January
2022
for E Woodall

Title Number : SY158879

This title is dealt with by HM Land Registry, Telford 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.

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This extract shows information current on 28 NOV 2021 at 15:05:15 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: SY158879
Address of Property	: 289 and 291 Lonsdale Road, London (SW13 9QB)
Price Stated	: £1,050,000
Registered Owner(s)	: ELIZABETH MCLEARN RICHARDS of 289 Lonsdale Road, Barnes, London SW13 9QB.
Lender(s)	: Santander UK PLC

Title number SY158879

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 28 NOV 2021 at 15:05:15. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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A: Property Register

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

RICHMOND UPON THAMES

- 1 (15.06.1956) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 289 and 291 Lonsdale Road, London (SW13 9QB).
- 2 The land has the benefit of a right of way over the land tinted brown on the filed plan.

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 (23.12.2009) PROPRIETOR: ELIZABETH MCLEARN RICHARDS of 289 Lonsdale Road, Barnes, London SW13 9QB.
- 2 (23.12.2009) The price stated to have been paid on 18 December 2009 was £1,050,000.
- 3 (23.07.2019) 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 22 July 2019 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.

- 1 (23.07.2019) REGISTERED CHARGE dated 22 July 2019.
- 2 (23.07.2019) Proprietor: SANTANDER UK PLC (Co. Regn. No. 2294747) of Deeds Services, 101 Midsummer Boulevard, Milton Keynes MK9 1AA.

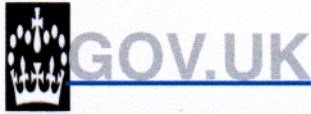
End of register

This is exhibit 6 referred to
in the declaration of Mr TCR

Shepherd 24th January 2022

Yours E Goodall.

From: ctinbox@voa.gov.uk
Subject: 2021-12-01 Council Tax Band
Date: 1 December 2021 at 16:06
To: charlie@the333crew.co.uk



Dear Thomas Shephard

Subject: Council Tax band
Address: 335, LONSDALE ROAD, LONDON, SW13 9PY

Thank you for your telephone call today.

I can confirm that the property shown above is in council tax band G with an effective date of 1st April 1993.

This places your property value between £160,001 and £320,000 on 1st April 1991.

You can find council tax bands for all properties in England and Wales on our website: www.gov.uk/council-tax-bands. Your council tax band can also be found on your council tax bill.

Unfortunately we are unable to provide you with any information or advice about council tax payments, reductions or benefits. You will need to contact your local council with any queries regarding your council tax bill.

All residential properties are assessed for Council Tax based on their value.

The value is based on the price the property would have sold for on the open market on 1 April 1991.

All properties are banded on the same basis, including properties bought under discount schemes, such as Right to Buy. The purchase price discounts applied to these properties aren't taken into account when setting the band.

Assessments are based on a number of factors, such as the property:

- size
- layout
- character
- location
- change in use
- value on 1 April 1991

The energy rating of a property alone does not affect its Council Tax band.

The Valuation Office Agency does not use property price indices for information or valuations.

Services provided by a local authority do not affect the Council Tax band of a property.

You will find more detailed information at our website:
www.gov.uk/guidance/understand-how-council-tax-bands-are-assessed

Yours sincerely
Customer Service Centre

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