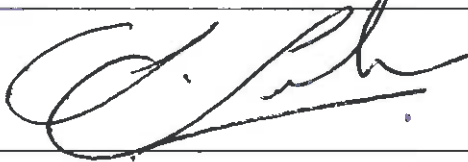


**Statutory Declaration  
of  
Gary Stuart Tucker  
relating to  
110 Mansfield Road, NW3 2JB**

I, Gary Stuart Tucker of 20 Anselm Road, Hatch End, Pinner, Middlesex do solemnly and sincerely declare as follows:

1.	I am one of the Registered Proprietors of the property known as 110 Mansfield Road, NW3 2JB (the "Property") registered under Title No. 350593 shown edged red on the plan attached at Appendix A.
2.	I have co-owned the property since 13.07.2001 and since that date we have rented the building as two self contained flats at ground and second /third floor and one non self contained flat at first floor – see attached plans at Appendix B
3.	I confirm that the ground floor has been a self contained dwelling since we acquired the building in 2001(see attached photos and plan at Appendix B)
4.	I confirm that the second floor including the converted loft has been a self contained dwelling since we acquired the building in 2001(see attached Plan at Appendix B)
5.	I confirm that the flat roof of the first floor extension has been used as a roof terrace exclusively by the second floor flat since we acquired the building in 2001 (see attached photos at Appendix G)
6.	I confirm that the property has been domestically rated as three dwellings since 1993 (see attached VOA rating at Appendix C)
7.	I can confirm that each dwelling benefits from their own separate meter for both gas and electricity (see attached photographs of meters at Appendix E)
8.	I hereby swear that this Statutory Declaration and the documents submitted with it are to the best of my knowledge true and accurate. I am advised that it is an offence to provide false or misleading information in this document under the provisions Section 194 Town and Country Planning Act 1990.
9.	I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the Statutory Declaration Act 1835.

Appendix A	Title register and plan
Appendix B	Existing floorplans
Appendix C	Domestic Ratings
Appendix D	Existing floorplans and photographs of the self-contained ground floor and top floor flat
Appendix E	Photograph of the three separate electricity meters for ground, first and top floor units
Appendix F	Historic tenancy agreement for the property
Appendix G	Photograph showing terrace at rear of second floor in use

Signed	
Date	6th AUGUST 2014
Address	20, ANSELM ROAD, HATCH END, PINNER, MIDDLESEX. NW3 2JB
Telephone	07860 921850

Witnessed by	JAMES TANNAHILL SINCLAIR
Position held	PRACTISING SOLICITOR
Signed	J. Sinclair
Date	6th AUGUST 2014
Address	<b>BROWN &amp; EMERY</b> 153 THE PARADE, HIGH STREET WATFORD, HERTS. WD17 1NA
Telephone	(01923) 225255 -

## Appendices

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G.	Photograph showing terrace at rear of second floor in use .....	129

A. Title register and plan

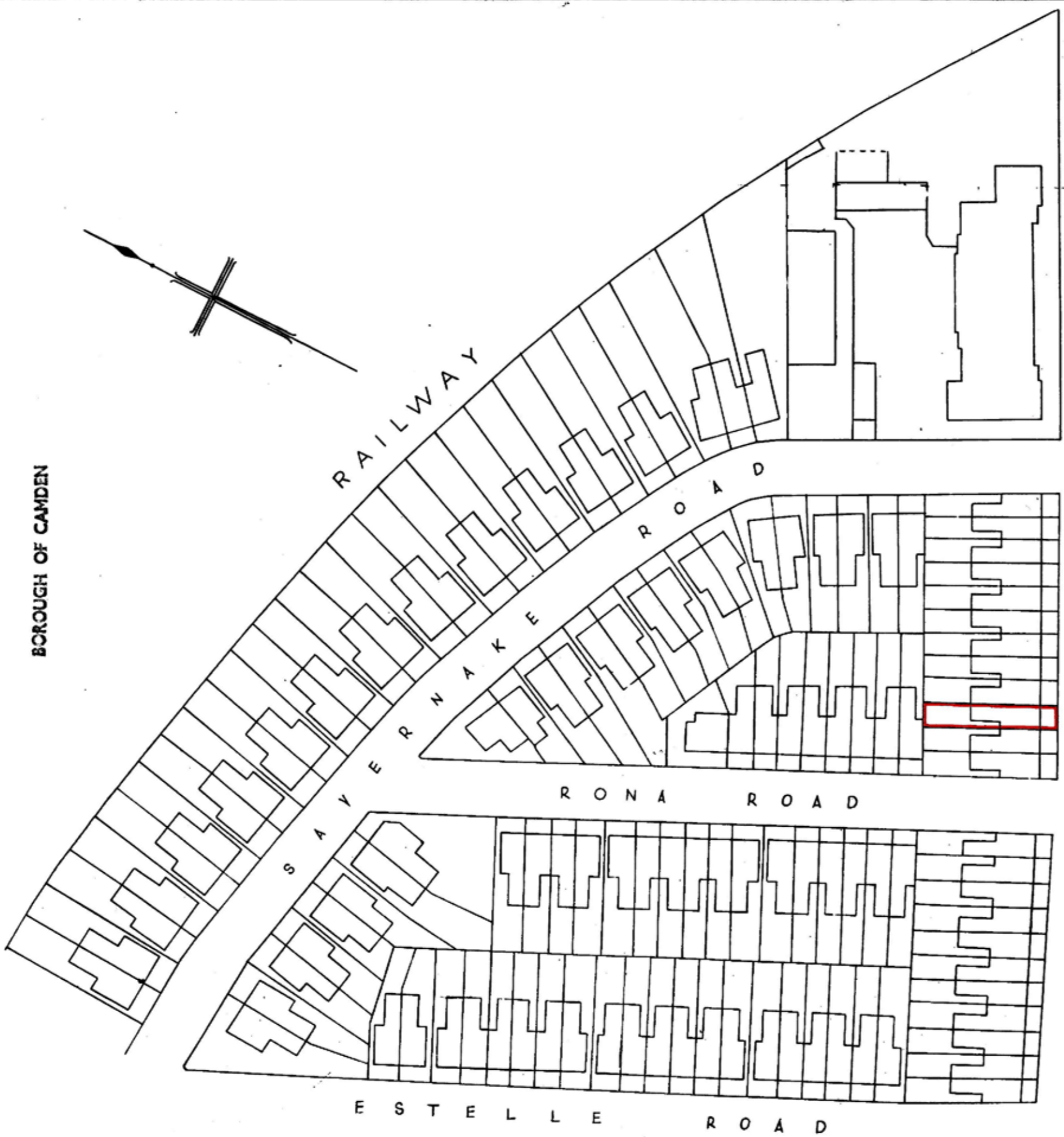
# H. M. LAND REGISTRY GENERAL MAP

LONDON SHEET III. 91. SECTION C

GREATER LONDON

Scale 1/1056

BOROUGH OF CAMDEN



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## Filed Plan of Title No. 350593

This is a copy of the title plan on 31 JUL 2014 at 09:19:40. 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.

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Title Number : 350593

This title is dealt with by Land Registry, Croydon 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 JUL 2014 at 14:12:28 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	: 350593
Address of Property	: 110 Mansfield Road, (NW3 2JB)
Price Stated	: Not Available
Registered Owner(s)	: GARY STUART TUCKER and EDWARD PAUL TUCKER of 20 Anselm Road, Hatch End, Pinner, Middx.
Lender(s)	: None

## Title number 350593

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 28 JUL 2014 at 14:12:28. 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 or she 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.

CAMDEN

- 1 (06.01.1928) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 110 Mansfield Road, (NW3 2JB).

### 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 (13.07.2001) PROPRIETOR: GARY STUART TUCKER and EDWARD PAUL TUCKER of 20 Anselm Road, Hatch End, Pinner, Middx.
- 2 (13.07.2001) RESTRICTION: No disposition by a sole proprietor of the land (not being a trust corporation) under which capital money arises is to be registered except under an order of the registrar or of the Court.

### C: Charges Register

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

- 1 A Transfer of the land in this title and other land dated 30 December 1927 made between (1) Kirklington & Piccadilly Estates Limited (the Company) and (2) Herbert Charles Bassant (the Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 (25.07.2014) UNILATERAL NOTICE in respect of a Contract for sale dated 18 July 2014 made between (1) Gart Stuart Tucker and Edward Paul Tucker and (2) Panamax Limited.  
*NOTE: Copy filed.*
- 3 (25.07.2014) BENEFICIARY: Panamax Limited (Co. Regn. No. 06572091) of care of Bloomsbury Law Solicitors, 17 Manchester Street, London W1U 4DJ and DX 138878 Mayfair.

### Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Transfer dated 30 December 1927 referred to in the Charges Register:-  
  
"The Purchaser to the intent and so as to bind (so far as practicable) the lands and premises hereby assured into whosoever hand the same may come and to benefit and protect all property at any time forming part of the land comprised in the title above referred to hereby



## Schedule of restrictive covenants continued

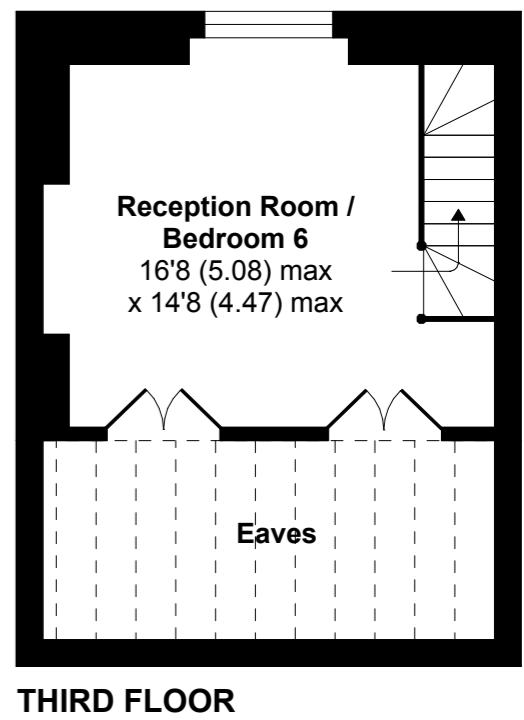
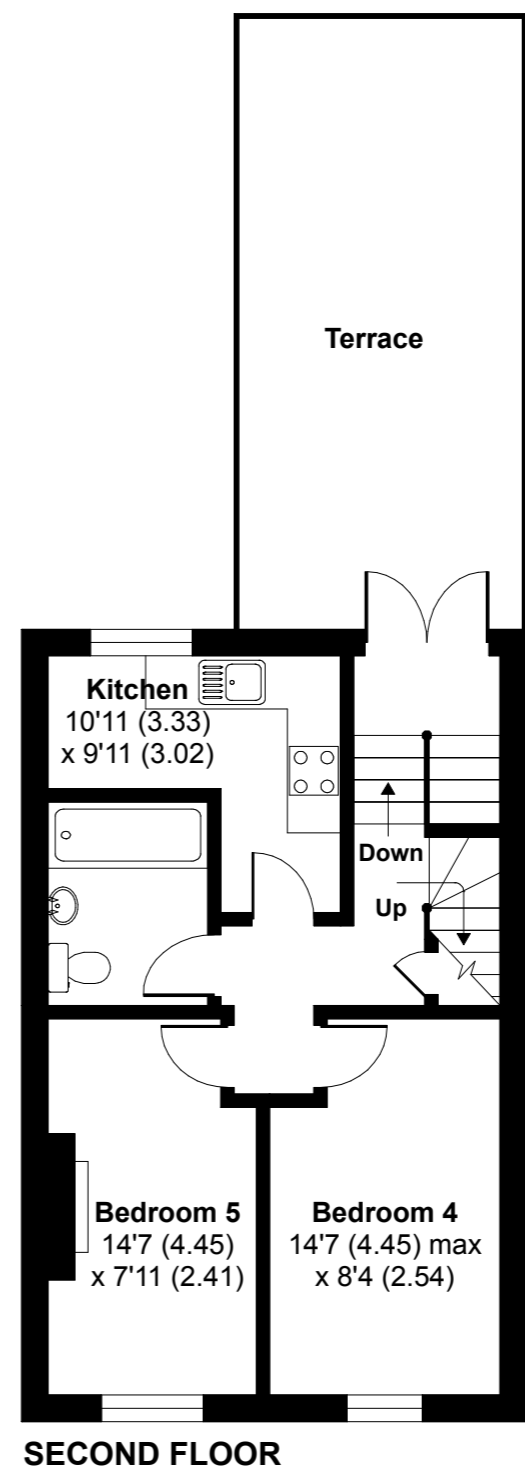
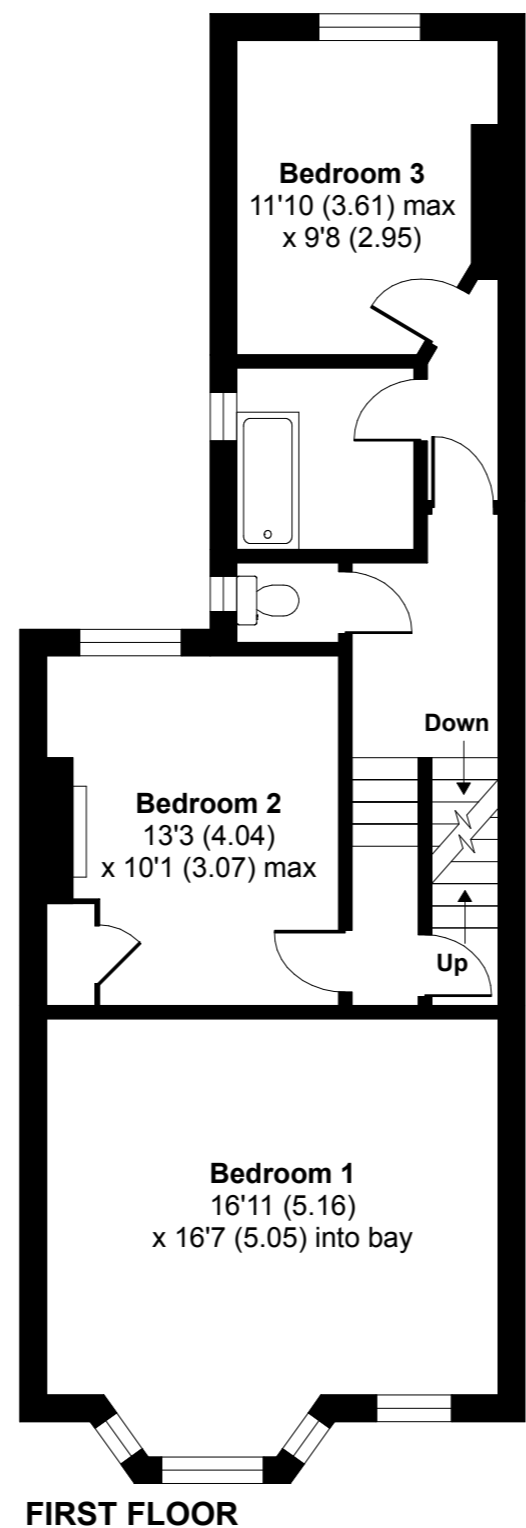
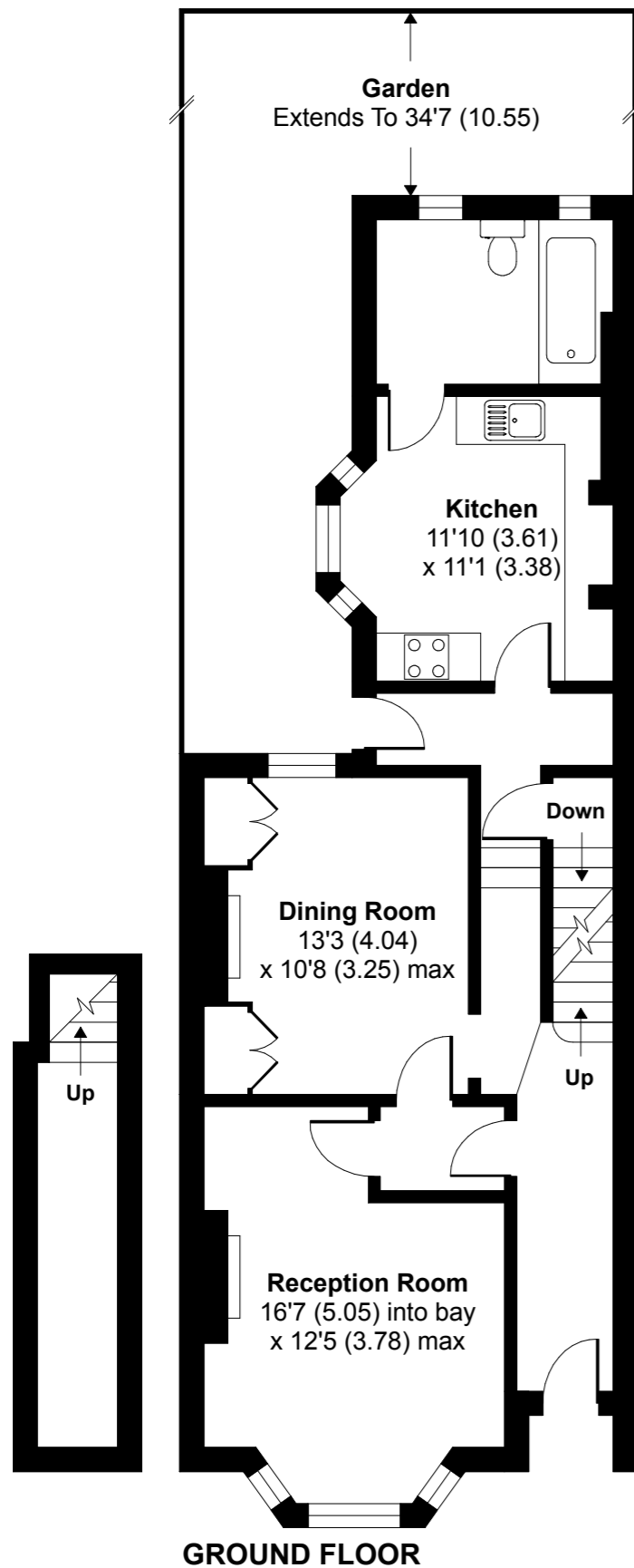
covenants with the Company and also separately with each person who is now the owner of any part of the said property that he will not use exercise or carry on upon the said lands and premises or any part thereof or in or upon any messuage tenement or other building for the time being erected and standing thereon any noisy noisome hazardous obnoxious or offensive trade business or act whatsoever or anything which may be a nuisance or annoyance to the owners or occupiers for the time being of any property at any time forming part of the land comprised in the title above referred to.

"The Company or its successors in title (other than any person deriving title under a transfer in which the power hereby reserved shall not be expressly assigned) may at any time hereafter sell transfer or otherwise deal with all or any of the property comprised in the title above referred to and now remaining vested in it or them free from the restrictions and stipulations contained herein and subject to such restrictions and stipulations (if any) as it or they may think fit."

NOTE: The title number here mentioned is 34003.

End of register

B. Existing Floor Plans



## C. Domestic ratings



Public services all in one place

## Search the Council Tax valuation list

### Council Tax band details

**FLAT 2ND FLR 110, MANSFIELD ROAD, LONDON, NW3 2JB** Last update on 14/07/2014

Local authority reference number	Council Tax band	Improvement indicator	With effect from	Mixed use property	Court code
5094082	D		01/04/1993	No	

[View previous Council Tax bands for this property](#)

[Do you think this Council Tax band is wrong?](#)

#### Key to the table

**Council Tax band** - this determines how much Council Tax you pay.

#### Council Tax band

For Council Tax purposes, all properties have a Council Tax band (A-H in England, A-I in Wales). The band is based on the property's value on 1 April 1991 (for England) or 1 April 2003 (for Wales).

**Improvement indicator** - this shows that improvements have been made to the property that might result in the Council Tax band changing if a "relevant transaction" takes place, for example, if the property is sold.

**Mixed use property** - a property can have a domestic or mixed use - "yes" identifies a mixed use property.

**Court code** - a court code shows the Council Tax band has been reviewed by a Valuation Tribunal or the High Court.

#### Court code

A property will have a court code if the Council Tax band has been changed (determination) or confirmed (confirmation) by a Valuation Tribunal or High Court. The codes are:

- V - Valuation Tribunal determination
- C - Valuation Tribunal confirmation
- D - High Court determination
- H - High Court confirmation
- R - Valuation Tribunal re-determination following High Court referral
- E - High Court consent order

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<http://www.voa.gov.uk/>

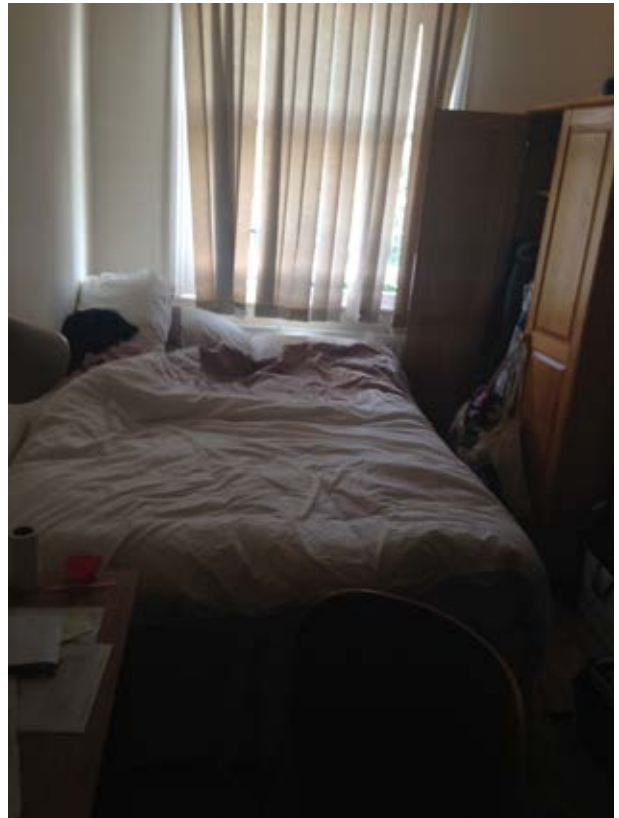
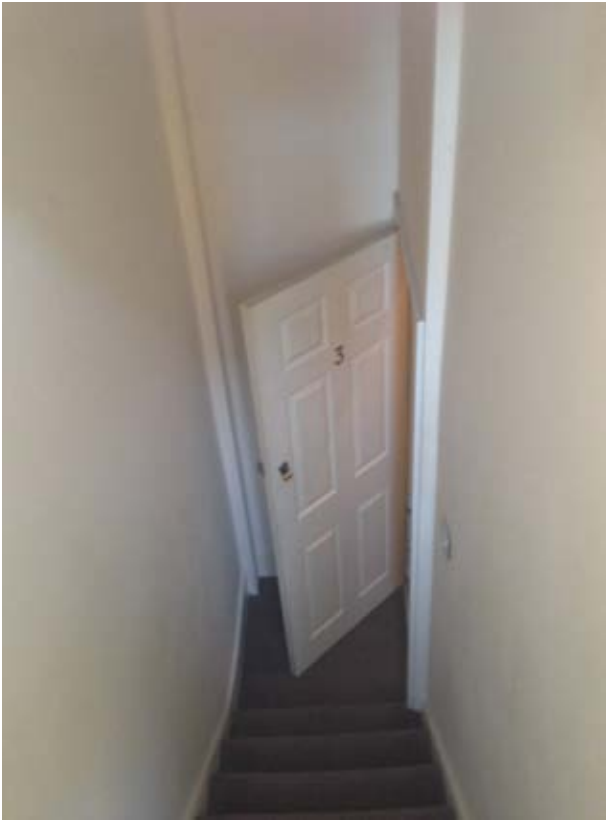
Published: 31/03/2011

© VOA

D. Existing floorplans and photographs of  
the self-contained top floor flat

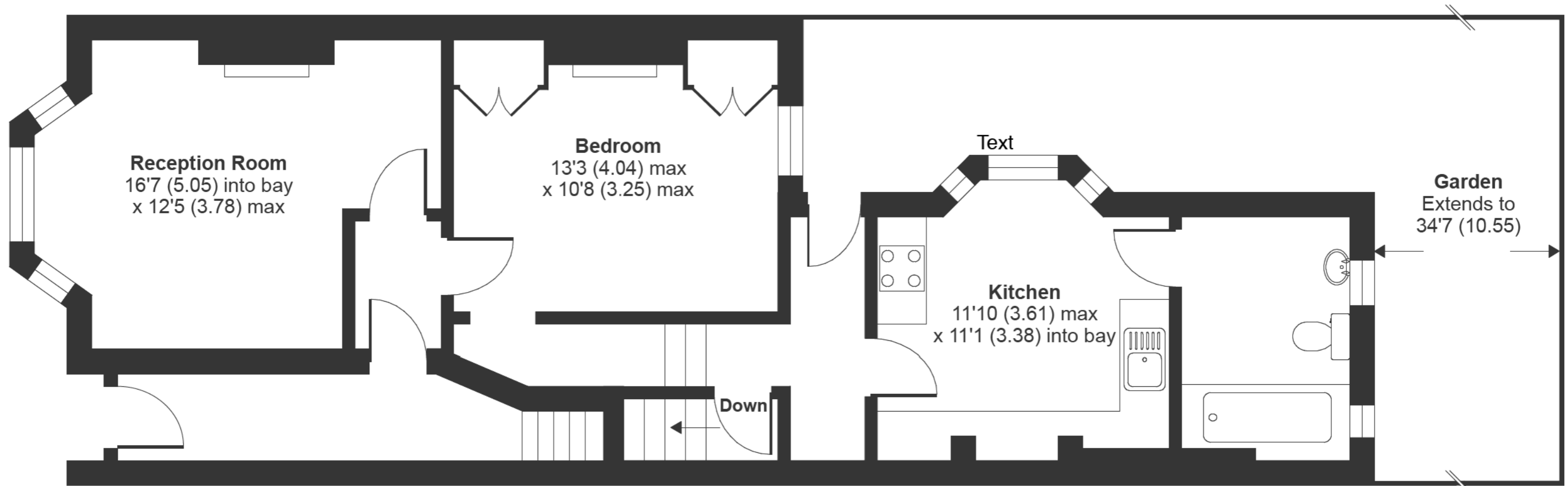
1 Internal photographs of Second Floor Flat



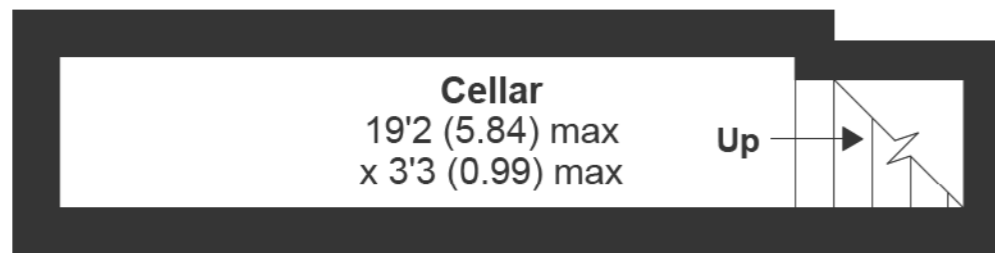


2 Existing Plans of Ground  
Floor, First Floor and  
Second/Third Floor Flats



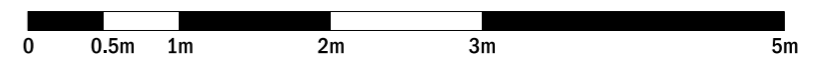


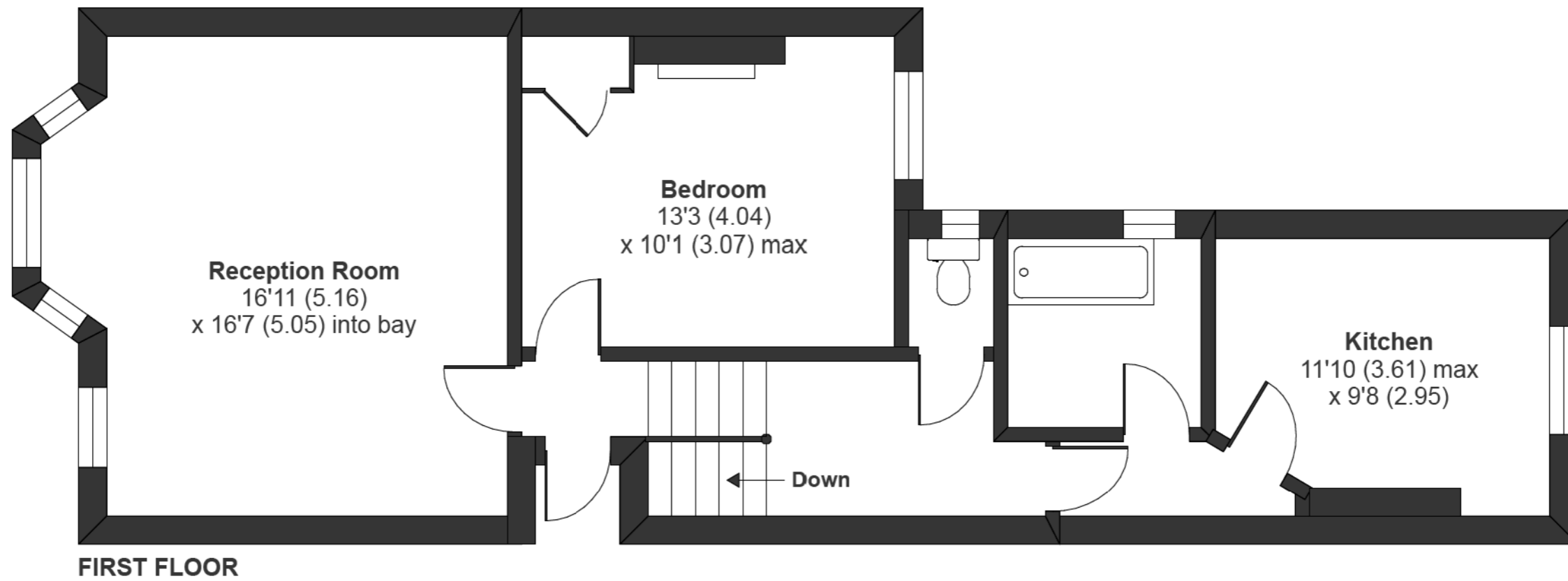
**GROUND FLOOR**



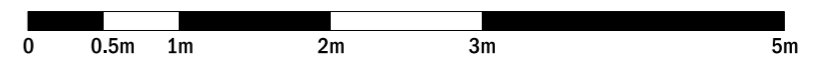
**LOWER GROUND FLOOR**

Scale 1:50

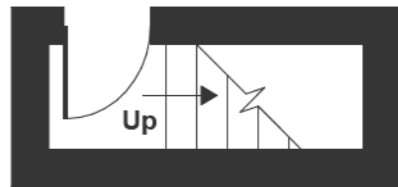




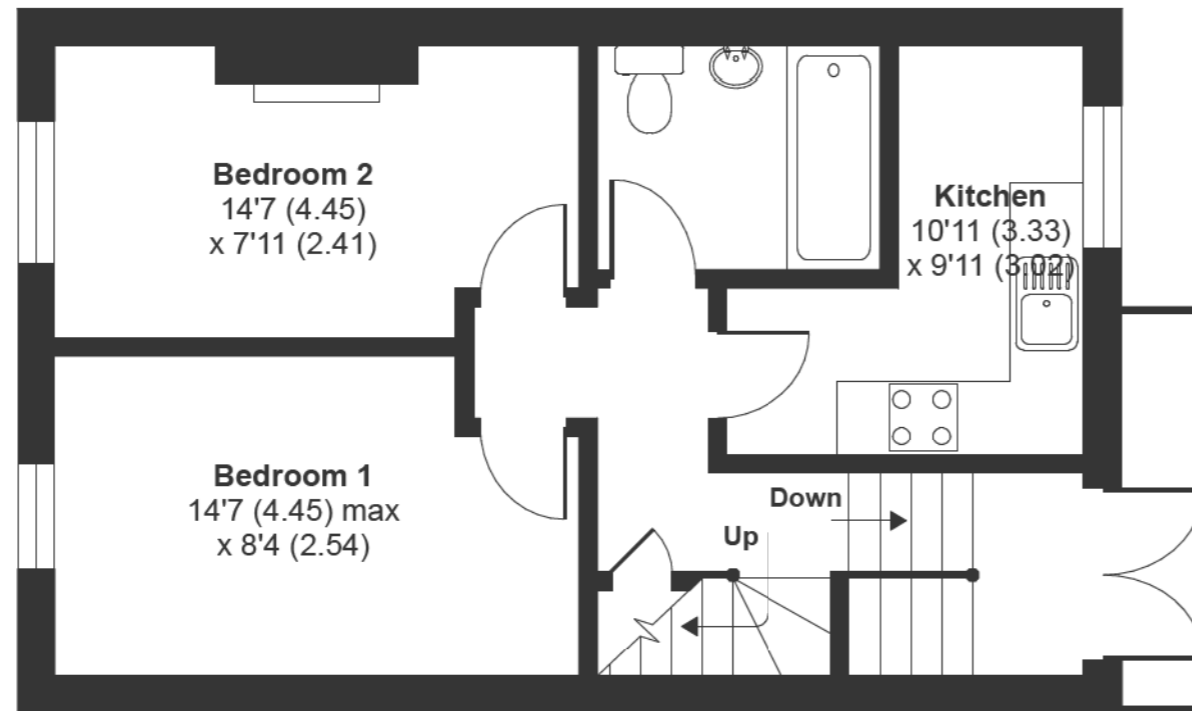
Scale 1:50



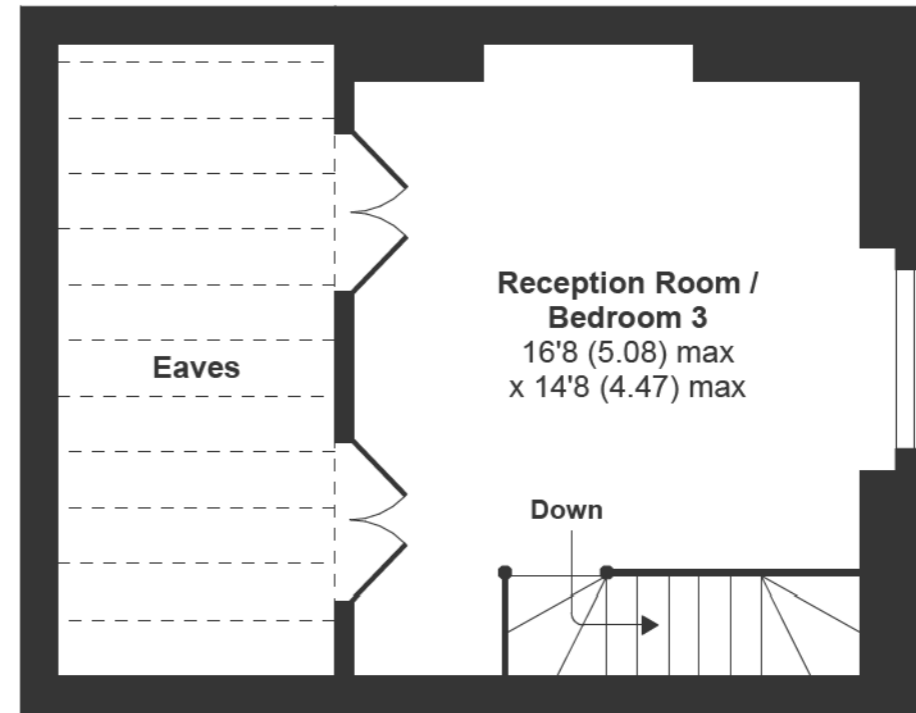
Denotes restricted head height



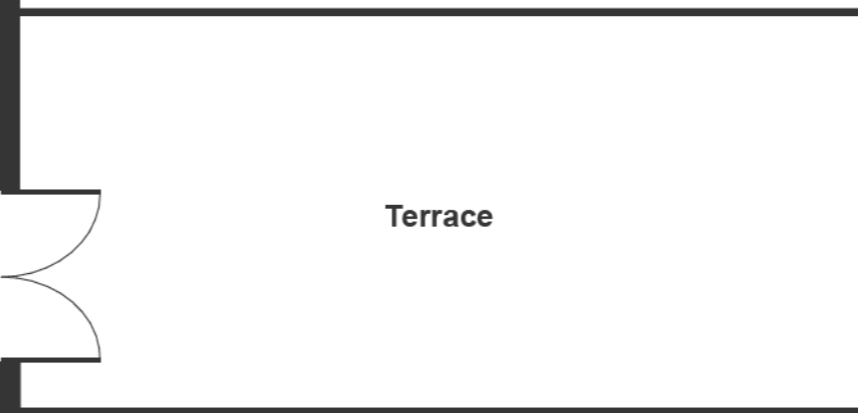
FIRST FLOOR



SECOND FLOOR

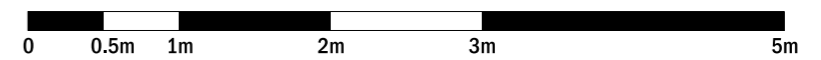


THIRD FLOOR



Terrace

Scale 1:50



E. Photographs of the three separate electricity meters for ground, first and top floor units



*Photograph of existing gas meter to ground floor flat*



*Photograph of existing gas meter to first floor flat*



*Photograph of existing gas meters to second floor flats*



*Photograph of existing electricity meters to ground, first and second floor flats*