



	The boundary feature between points K-L is a makeshift fence made from mild steel concrete reinforcing mesh. The mesh appears to be in-situ for some time and is in a rusty condition (see photos 47 and 48). The boundary feature between points M-A is a metal vehicular gate providing access between the public highway, Rhododendron Avenue and the land tinted blue. The gate is 15+ years old (see photos 5 and 6).
4 Please identify nature, use and apparent occupation of the land tinted blue on the attached plan	The land tinted blue is mainly non-coniferous woods by nature. The land is not particularly overgrown and has been cleared and maintained in places. There are clearly defined pathways through the area which have been recently cleared and swept. There is also evidence of woodland clearing with piles of cut trees and a bonfire in use. There is a cleared area with outdoor dining table and chairs and a trampoline, suggesting that this area is being occupied but cannot determine when these were last used. There is no evidence of who is using or occupying the land tinted blue.
5 Please identify all apparent means of access by the occupier and by any third party to/over the land tinted blue on the attached plan	Access by the occupier to the land tinted blue is via the property 'Amankila', through the rear of the property and up through cleared ground between points J-H, as shown on plan TT84463_2 and photos 37, 42, 43 and 44. This access is unrestricted and exclusive. Access is also possible through a metal vehicular gate, as shown between points A-M and by photos 5 and 6. This gate provides access to the land tinted blue from the public highway, Rhododendron Avenue. This gate is padlocked, and the applicant was in possession of the keys at the time off the survey (see photo 3). There is, possibly, a pre-existing access point to the land tinted blue, shown between points K-L on plan TT84463_2 and photos 47 and 48. Here, the wooden post and barbed wire fence has been replaced with a mild steel concrete reinforcing mesh. This position visually lines up with the driveway leading from Rhododendron Avenue up to the property No. 48 / Distarti (see photos 48 and 49). This access point is no longer in use.
6 Please Identify nature, occupation and age of any structures, including access & key holder, on the land tinted blue on the attached plan	Referring to plan TT84463_2, the small area tinted pink is a wheeled caravan. This caravan is 20+ years old and has been in its current position for some time (the tyres do not indicate recent movement). The caravan appears to be



	in use / lived in although the owner / key holder could not be confirmed at the time of the survey. The caravan has power attached (as seen by the black cable in photos 51 and 52). There is a car parked adjacent to the caravan, but this also does not appear to have been used for some time and there are no tyre tracks through the land tinted blue to indicate this. The caravan sits on a concrete base, indicated by the pecked lines on plan TT84463_2. There are three concrete bases in total. Previous use of these bases could not be confirmed although some do appear to have steps built in.
7 Please provide a description of any signs/notices displayed on or adjoining the land	Referring to plan TT84463_2, the first sign is visible on the metal vehicular gate between points A-M (see photos 4, 5 and 6). This sign faces the public highway, Rhododendron Avenue, and is brand new, attached with brand new cable ties. The second sign is situation on the mild steel concrete reinforcing mesh between points K-L. The sign faces the driveway of No 48 (Distarti) and appears to be 3+ years old, again attached with cable ties (see photos 46 and 47).
8 Please Supply photographs to show your findings.	Please refer to plan TT84463_2 for positions and directions of photos taken, TT84463_3 to TT84463_51.
Date and Time received at OS	09/04/2019
Surveyed By	S.Young (4561)
Date of Ground Visit	16/05/2019
Date of reply to HMLR	21/05/2019





please record the name and address of parties. 1c - If statements have been taken were they recorded in the full knowledge of this being a public document? (Record name and address of parties making statements and then attribute each statement with the party name)	
2 Has there been ANY change to the Topo data resulting from this survey? (If yes, please identify edits that are not real world change). <i>PLEASE NOTE</i> <i>NOW TITHE TT134110</i>	Yes, there have been changes to the Topo data resulting from this survey. Referring to plan TT84463_2, all features bordering the area tinted blue have been checked and updated. In addition, the boundary feature between the properties Amankila and No. 48 Rhododendron Avenue has also been checked and updated.
3 Please Identify position, nature, and approximate age of all boundaries of the land tinted blue on the attached plan <i>see photos</i> <i>1 erected</i> ✓ <i>p. 23 p 24</i> ✓ <i>Gravesham BS</i>	All boundaries of the land tinted blue have been checked and positions confirmed. Referring to plan TT84463_2: The boundary feature between points A-B is a wooden post and 3 strand barbed wire fence, 1.2m high and 20+ years old (see photos 7, 8, 10 and 12). ✓ The boundary feature between points B-C is a wooden post, 3 strand barbed wire and pig wire fence, 1.2m high and 20+ years old (see photos 18 and 19). ✓ The boundary feature between points C-D is a wooden vertical close boarded fence with concrete posts and gravel boards, 1.9m high and 5 to 10 years old (see photos 2, 23 and 24). ✓ The boundary feature between points D-E is a wooden chestnut paling fence, 0.8m high and 20+ years old (see photo 23). ✓ The boundary feature between points E-F is a metal post and chain-link fence, 1.7m high and 15+ years old. There is evidence of a previous wooden post and barbed wire fence running parallel to the metal chain-link fence but only visible in places (see photos 27 and 28). ✓ The boundary feature between points F-G is a metal post and vertical aluminium railings, 2.2m high and 15+ years old (see photos 38 and 40). ✓ The boundary feature between points G-H is a wooden vertical close boarded fence with wooden posts and gravel boards, 1.8m high and 15+ years old. In places, wooden fencing has been added to give additional height (see photos 35, 36, 38 and 39). ✓ <i>There is no boundary feature between points H-J. MY ACCESS POINT</i> The boundary feature between points J-K and L-M is a wooden post and 3 strand barbed wire fence, 1.2m high and 20+ years old (see photos 11, 41 and 45). ✓

HM Land Registry Survey Requisition

DOCUMENT 9



Result of Survey to be returned to:
SurveyControl.Croydon@landregistry.gov.uk

Property Description:

LAND NORTH OF "AMANKILA" AJOINING RHODODENDRON AVENUE, DA13 0TT

Case Reference: TT84463 / VA149EF / F/R / 87 / (STD)

Admin Area: GRAVESHAM → NOW TT134110

Plan Reference: TQ6462NW

Registered Proprietors Name: MISS LORRAINE E. HIGGS

Registered Proprietors Address: AMANKILA

RHODODENDRON AVENUE
CULVERSTONE GREEN

KENT

DA13 0TT

Applicants Name: MISS LORRAINE E. HIGGS

Applicants Address: AMANKILA

RHODODENDRON AVENUE
CULVERSTONE GREEN

KENT

DA13 0TT

Applicants Solicitors Name: There is no acting Solicitor

Applicants Solicitors Address: There is no acting Solicitor

Applicants Solicitors Telephone Number: There is no acting Solicitor

Applicants Solicitors Reference: There is no acting Solicitor

Invoicing HM Land Registry (HMLR): NOTTINGHAM (EAST)

Originating HMLR: CROYDON

Documents Included: Survey Plan

Requisitioned by: ALAN CHARLES Tel: 0300 006 69657

Date of Requisition: 09/04/2019

Adhoc Notes

Stock letters sent to - the applicant & DWFM BECKMAN SOLICITORS

Adverse Possession - yes

Dispute - possibly

Access/Appt - The applicant can be contacted on 07715 881 052

Additional info - none

New build/redevelopment - no

Requisitions

1 Survey site falls within area edged red.
Specific survey requirements are referred to below.

1a - If appointments were made please record the name and address of parties.

1b - If appointments weren't made but you met someone on site who attended the survey,

Replies

1a - Appointment made via telephone with the applicant Miss Higgs of Amankila, Rhododendron Avenue, Culverstone Green.

1b - n/a

1c - n/a



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