

I, Alexander Clowes Johnson of [REDACTED]

do solemnly and sincerely
solemnly certify this is a
true & complete copy of the
original in our possession

declare as follows:

Hallett & Co Solicitors
11 Bank Street, Ashford
Kent, TN23 1DA

1. I am upwards of 77 years.
2. I served as a private soldier with the Royal Norfolk Regiment from 1953 to 1955.
3. I purchased the land known as Land lying to the south of the Royal Military Canal, Hythe and registered with the HM Land Registry under title number K351322 (hereinafter known as 'the Land') which is shown edged red on the plan attached hereto marked 'AB1' (hereinafter known as 'the Plan') and the purchase was completed in 1977.
4. I purchased the Land from Mr Cox who was a local dairyman from Palmarsh
5. Prior to and during Mr Cox's ownership a large quantity of old scrap vehicles were placed on the Land.
6. When I purchased the Land the scrap and scrap vehicles were on the land and also there was an old brick built house on the Land which had fallen into disrepair when I moved in. It was a single bedroom dwellinghouse in which a couple had previously been resident but had recently moved out. They had, I was told, been living in the house. On the day of completion of my purchase there was no one living on the Land and there were no caravans or Mobile Homes on the land.
7. Before and after my purchase I traded as a 'Rag and Bone' man and used my horse and cart along with lorries to clear the scrap vehicles, previously referred to, from the Land. To access the Land for this purpose I drove my horse and cart and drove my vehicles along Royal Military Road between the points lettered A and B and across the bridge between points 'B' and 'C' (hereinafter known as 'the Road') shown on the second plan hereto marked 'AB2' (hereinafter known as 'Plan' 2).

8. The purpose of clearing the Land was so that I could live on the Land and keep my vehicles and ponies there.
9. To access the Land I always drove along the Road.
10. I constructed a Well and a Toilet/Lavatory (shown in the attached photograph marked 'AB3') on the Land during my ownership.
11. I put in a large 24ft Mobile Home on the land, shown in the attached photographs marked 'AB4' and 'AB5'. I lived in the Mobile Home on the Land with my wife Maureen Johnson continuously throughout my ownership of the Land.
12. During my ownership of the Land I kept two ponies on the Land. These were work ponies and assisted me in pulling my cart for my trade. The ponies would keep the grass on the Land short. The attached photograph marked 'AB6' shows one of the ponies on the Land in August 1978.
13. There was already a ditch around the Land and Poplars, Hawthorns and hedgerow trees growing before I purchased the Land.
14. The photographs marked 'AB7' and 'AB8' show my vehicle on the Land. To access the Land with my vehicle I drove down the Road.
15. The photograph marked 'AB9' shows me sitting outside my Mobile Home drinking the home brewed beer which I had brewed in my Mobile Home and on the Land.
16. The photographs marked 'AB3' and 'AB10' show friends visiting me and my wife on the Land and photograph 'AB3' shows the tent that they stayed in when they visited. When my friends visited and stayed on the land they accessed the Land by driving along the Road.
17. Photograph 'AB10' shows the bank on the Land. Shepway District Council previously mowed the grass on the bank adjacent to the Land and the overhanging hedges which formed the boundary of the Land. Shepway District Council, at my

request, returned the cuttings from the hedge which was used as feed for my donkeys, which were kept on the Land.

18.The plan attached hereto marked 'AB11' shows the approximate position of the lavatory and my mobile home at the time.

19.During my ownership of the Land I did not receive any objections to the use of the Road, the use of the Land, nor to me living on the Land and nor did I pay anyone for this.

20.I sold the Land to Mr Dean in 1987, by a private sale with no agents involved.

21.I had previously advised a friend, called Peter, that I would sell him the land for [REDACTED] as it was, but without the livestock.

22.Mr Dean heard about the sale of the land and offered [REDACTED] which I did not accept. I advised Peter of the higher offer and asked him to proceed as quickly as possible and to send the money to the solicitors. As Peter did not do this, Mr Dean offered [REDACTED] for the Land

23.I advised Peter I was going to proceed with the higher offer but if this did not complete I would sell to him at [REDACTED]

24.I chased Mr Dean to proceed with his purchase of the Land and it eventually completed at a price of [REDACTED]

25.I understand that Mr Dean erected further buildings on the Land including two or three garages.

26.Mr Dean left my Mobile Home on the Land and I believe continued using it.

27.Mr Dean screened the Land using green screening and planted Cupressus Leylandii trees as well and these trees are still in place and are very substantial individually and as incorporated in hedging.

28.I confirm that I have used the Road with and without vehicles and I have used the Land for residential purposes during my ownership of the Land without force, without secrecy and without permission

29.I confirm that paragraph 1 (3) of Schedule 6 Land Registration Act 2002 does not apply

AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY
BELIEVING THE SAME TO BE TRUE and by virtue of the Statutory
Declarations Act 1835.

Declared at *5/7 Bank Street*)
Ashford, Kent, TN23 1BZ.
On this *5th day of March* 2013)


[Signature of declarant]

Before me: 

MARCUS WILLIAM PARSONS
[Signature of person before whom the declaration is made]

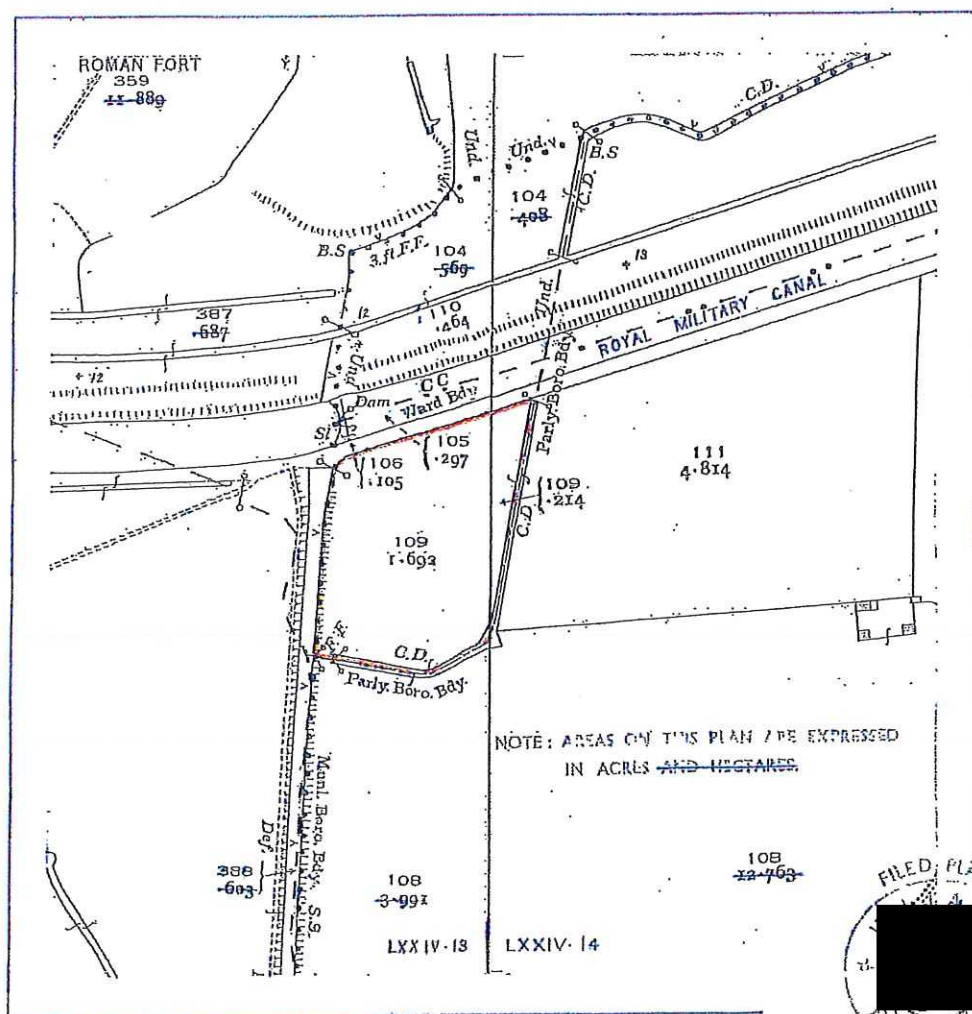
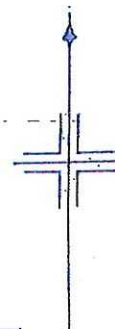
Solicitor/Commissioner

KINGSFORDS LLP
SOLICITORS
5/7 BANK STREET
ASHFORD, KENT
TN23 1BZ
DX30205 ASHFORD KENT 1

'AB1'

H.M. LAND REGISTRY		TITLE NUMBER	
		K351332	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID
	KENT	LXXIV 13 & 14	
Scale: 1:2500			© Crown Copyright

PARISH HYTHE

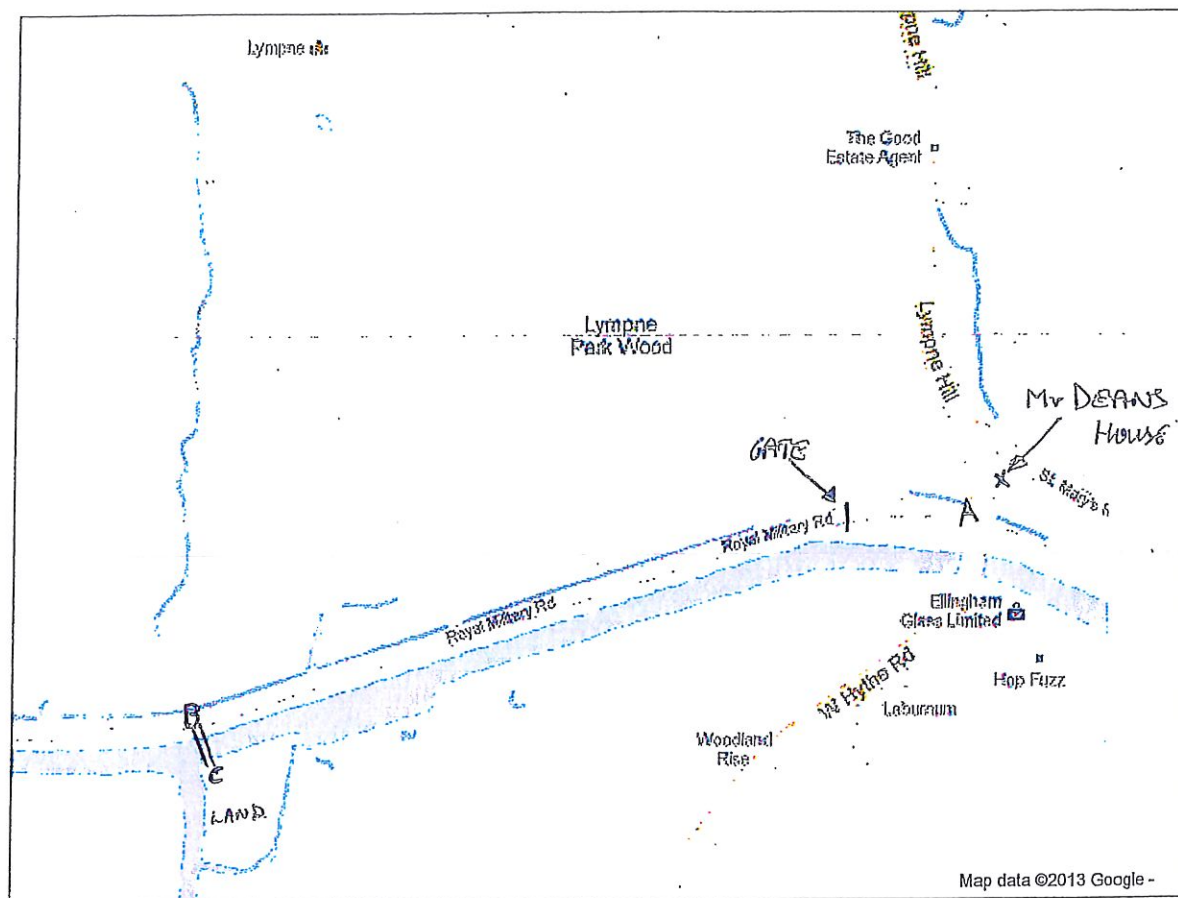


MB24

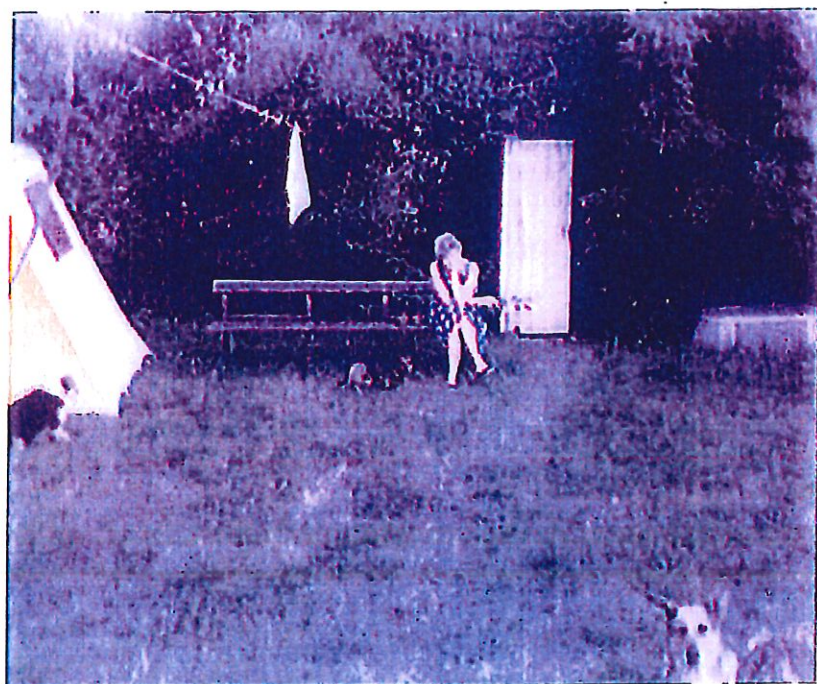
PLAN 2



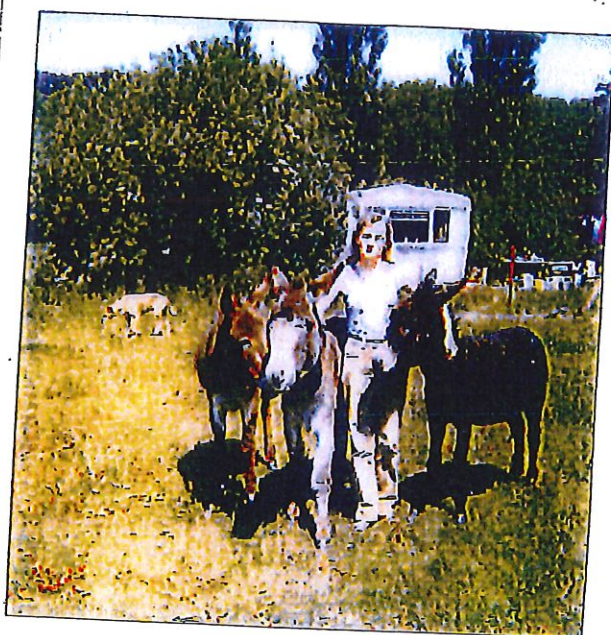
To see all the details that are visible on the screen, use the Print link next to the map.



'A63'



'ABY'



'ABS'



'ABG'



Date of Photo: Aug. 1975

Sub: 11

Location

Commi

Le 24/01/2012

1. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$

'1987'



'n88'







'ABII'

H.M. LAND REGISTRY		TITLE NUMBER	
		K351332	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID
	KENT	LXXIV 13 & 14	
Scale: 1:2500			© Crown Copyright

PARISH HYTHE

