



Land Registry
Wales Office

Cofrestrfa Tir
Swyddfa Cymru



0000185 RPO04 004834809 1#11

Private
TRAWDEN FOREST PARISH COUNCIL
care of Town Hall
Market Street
Nelson
BB9 7LG



Delivered by



POSTAGE PAID GB
HQ 318

Date
3 July 2025

Our Ref
XA45187

Notice of an application for registration of a person in adverse possession – B149

Important: this notice is not a circular. Please read it carefully.

Title number **LAN283015**
Property **Land at Woodlands, Cotton Tree Lane,
Trawden, BB8 7BJ**

Dear Customer

I am writing to inform you that we have received an application for registration of the land referred to above.

The application was lodged by:
Farnworth Shaw of Farnworth Shaw, DX18207, Colne, (Reference: LD:5653) on behalf of Kathryn Ursula Singleton ("the applicant").

The enclosed plan shows by blue tint the land HM Land Registry proposes to include in respect of which the application is made ("the land"). This land may differ from the land originally applied for by the applicant.

The applicant claims to have acquired a title to the land by adverse possession. A copy of the statement(s) of truth or statutory declaration(s) lodged in support of the claim is enclosed.

If the application is approved the applicant will be registered as proprietor of the land under the above title number.

HM Land Registry
Wales Office
PO Box 7803
Bilston
WV1 9QN

DX 427301 Bilston 3
Tel 0300 006 0009
noticerresponse
@landregistry.gov.uk

www.gov.uk/land-registry

Practice Guide 5 – *Adverse possession of unregistered land and transitional provisions for registered land in the Land Registration Act 2002* contains additional information. You can view or download copies of this guide from our website at www.gov.uk/land-registry in English and Welsh or obtain copies of it free of charge from HM Land Registry Customer Support (0300 006 0411) (0300 006 0422 for Welsh speakers).

Adverse possession can mean the loss of land, and the law in this area is particularly complicated, so you should **consider taking legal advice** from a solicitor or other person qualified to give legal assistance. HM Land Registry staff cannot provide legal advice.

If you object to the application you must do so before 12 noon on 24 July 2025.

If we do not hear from you before then the application may be completed.

If you object, the registrar may determine that the objection is groundless (that is without valid legal grounds) and go on to complete the application before the expiry of the deadline in this notice. It is important to bear this in mind when lodging any objection, and to consider whether or not you should obtain legal advice about the objection process.

Please read the explanatory notes which form part of this notice and explain the courses of action open to you.

If you would like to discuss this notice or require it in an alternative format please contact me.

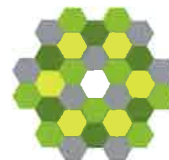
Yours faithfully

Michael Evans
0300 006 0411



HM Land Registry Notice plan

Title number **LAN283015**
Ordnance Survey map reference **SD9040SW**
Scale **1:1250** enlarged from 1:2500
Administrative area **Lancashire: Pendle**



© Crown copyright and database rights 2025 Ordnance Survey AC0000851063.

You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.

This is the plan referred to in the accompanying notice dated 03/07/2025 Title no. LAN283015



This plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.



HM Land Registry

Statement of truth in support of an application for registration based upon adverse possession

ST1

Any parts of the form that are not typed should be completed in black ink and in block capitals.

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.

If a joint statement is made by two or more persons, consequential amendments can be made to the text in the panels (for example, 'I' can be changed to 'we').

HM Land Registry is unable to give legal advice, but you can find guidance on HM Land Registry applications (including our practice guides for conveyancers) at www.gov.uk/land-registry.

For information on how HM Land Registry processes your personal information, see our [Personal Information Charter](#).

Insert full name.

Insert full address.

Place 'X' in one box only.

This is for cases where the squatter is a company or firm, someone who has died, or is otherwise incapable of making the statement personally. Insert the name and address of the squatter.

Insert reasons and describe the relationship of the person making the statement to the person on whose behalf it is made. Enclose any relevant documentation (for example, office copy grant of probate).

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

Place 'X' in the appropriate box(es) and complete the relevant statement.

State reference, for example 'edged red'.

Insert title number(s) if the land is already registered. If only part of a registered title is affected the affected land should be clearly identified on an attached plan or by means of an existing reference on the title plan.

Insert the dates the adverse possession started and finished. Any 'gaps' must be specified if the period is not continuous. Only include the period of adverse

1 I: Kathryn Ursula Singleton

of: Woodlands, Cotton Tree Lane, Trawden, Colne, BB8 7BJ
(formerly known as "Nutheran" Cotton Tree Lane, Trawden,
Colne, BB8 7BJ)

make this statement in support of an application to Land
Registry for registration based upon adverse possession.

2 Status

I am

- ☒ the person currently in adverse possession
☐ a person who was previously in adverse possession
☐ making this statement on behalf of:

who is currently or was previously in adverse possession
but who cannot make this statement for the following
reasons:

3 Property:

Land lying to the east of Woodlands, Cotton Tree Lane,
Trawden, Colne, BB8 7BJ

- ☒ The land is clearly identified on the attached plan and
shown:
Edged and hatched in green
☐ The land is currently registered under title number(s):

**4 Period of adverse possession:
1987 to present**

possession by the person making this statement or on whose behalf it is made.





Insert details of the acts relied on as establishing the necessary factual possession and intention to possess. Include details of the use made of the land by the owner and others.

5 Acts of adverse possession:

I, Kathryn Ursula Singleton am the current title owner of the freehold property known as Woodlands, Cotton Tree Lane, Colne, BB8 7BJ, registered at HM Land Registry under title number LA567093 ("the Property").

I purchased the Property on 9th October 1987 from Mrs Margaret Jackson with my ex-husband, Brian Singleton. For background information only, in 2014, the Property was transferred from the joint names of myself the said Brian Singleton and into my sole name.

I wish to make a claim based on adverse possession against land lying to the east of my Property, which, for ease of reference, I shall refer to as "the Adjoining Land". A Mapsearch at the Land Registry has shown the Adjoining Land is unregistered.

As mentioned above, The property was purchased on 9th October 1987. The Property was advertised by the estate agents known as Black Horse Agencies (Entwistle Green) as "An individual detached bungalow occupying a choice plot with large, well stocked gardens, double garage, car port and ample parking space." The outside [of the Property] is further described "The property occupies a large plot with mature, well stocked gardens which are laid mainly to lawns... Flagged patio area to the rear, aluminium framed greenhouse and garden shed."

Part of the land referred to by the said Black Horse Agencies (Entwistle Green) actually refers to the Adjoining Land.

At some point during the conveyancing process of the Property, it was understood that the said Mrs Margaret Jackson had been occupying the Adjoining Land, although for how long she had been occupying the Adjoining Land is unknown.

The said Mrs Margaret Jackson had been using the Adjoining Land as a garden upon which she had erected a greenhouse.

Shortly after the Property was purchased, I and the said Brian Singleton took over occupation of the Adjoining Land which was part lawn and partly flagged with stone flags.

In 1990, the said Brian Singleton, demolished the said greenhouse and erected a summerhouse, which he built as he was a Joiner/Carpenter. He also erected wooden fencing along one of the boundaries of the Adjoining Land.

Also, following the purchase of the Property and over the years, both I and the said Brian Singleton have installed a pond, installed a waterfall, installed a driveway which is used as a turning point in conjunction with the use of the Property and have built a rockery upon the Adjoining Land. I enclose various photographs taken of the Adjoining Land which show its use which I treat as an extension to the use of my own Property.

Since the year 1987, the Adjoining Land has been occupied as part of the Property without payment of any rent, without interruption, secrecy, payment, consent, licence or permission from any third party. The use of the Adjoining Land has been

Insert details of the extent, if any, to which the land has been and/or is enclosed by fences or other boundary features. Specify the nature of these features, who erected them and when, and by whom they have been maintained. If there is a gate, specify whether there is a lock for it and, if so, who has the key. If any previous boundary features have been removed, specify when, by whom and in what circumstances this was done.

Place 'X' in the appropriate box(es) and complete the statement if applicable.

Insert details of, for example, any tenancy or licence under which possession has been enjoyed, including the date of its expiry or determination.

Insert details.

Insert name and address of any known freehold owner of the land or person thought to be the freehold owner (such as the person having the unregistered documentary title to the land or being the registered proprietor of registered land) and/or any tenants and/or mortgagees. If not known, please state this by inserting 'not known'. If the land is unregistered, copies of any title deeds or other relevant documentation should be lodged, if available.

used to the exclusion of all others.

The Adjoining Land has been occupied in excess of 36 years.

6 Enclosure of the land:

I draw your attention to the said Plan which is marked A-D.

In respect of the boundaries marked between the points A-B, the Adjoining Land was enclosed by posts and fencing which have been repaired and maintained over the years and replaced in 2023 with wooden fencing.

The Adjoining Land is enclosed between points B-C partly by wooden posts and mesh wiring and partly lined by trees which I have not maintained or have taken any responsibility for. The Enclosure of this boundary is maintained by the adjoining land owners who use their adjoining property as allotments.

The Adjoining Land between points C-D is enclosed by wooden fencing which I repair and maintain as and when necessary.

7 Permission to possess

The possession has been

- ☒ without the consent, licence or permission of anyone at any time
- ☐ by virtue of the following consent, licence or permission, which has expired or determined:
- ☐ by virtue of the following consent, licence or permission:

8 Details of any known freehold owner of the land or person thought to be the freehold owner and related persons:

The Adjoining Land is unregistered and I have no knowledge as to who the title owner is to the said Adjoining Land.



Insert details of any past or present contact with the freehold owner of the land or person thought to be the freehold owner and/or any tenants and/or mortgagees, including dates. If none, please state this by inserting 'none'. If there has been any dispute concerning the adverse possession, insert details, including dates. Attach copies of all available correspondence or other documents relating to the contact or dispute.

Insert details of such property. Where the title to this other property is registered, please quote the relevant title number(s) and provide copies of the relevant pre-registration title deeds. Where the title to this other property is unregistered, please confirm whether this is freehold or leasehold and provide copies of the relevant title deeds.

Insert other relevant details, (if any).

9 Contact with freehold owner of the land and related persons:
None since the year 2000.

None.

10 Other property owned during the period referred to in panel 4 by the person making this statement or the person on behalf of whom this statement is made:

I am the title owner of the freehold property known as Woodlands, Cotton Tree Lane, Trawden, Colne, BB8 7BJ, registered at HM Land Registry under title number LA567093 ("the Property"). I am therefore submitting this application on behalf of myself and in my capacity as occupier of the Adjoining Land.

11 Other relevant details

Place 'X' in the box against each of the statements being made, and complete one or both of the final statements if they are being made.
You must make the first three statements, otherwise your application may be cancelled.

Insert details of the facts.

Insert details of the facts.

Place 'X' in the box against each of the statements being made, and complete the final statement.
You must make all these statements, and complete the final statement, otherwise your application may be cancelled.

Insert full details.

- 12 If the application is under paragraph 1 of Schedule 6 to the Land Registration Act 2002 AND you are the applicant
- ☒ Paragraph 1(3) of Schedule 6 to the Land Registration Act 2002 does not apply
 - ☒ I confirm that to the best of my knowledge the restriction on applications in paragraph 8 of Schedule 6 to the Land Registration Act 2002 does not apply
 - ☒ I confirm that to the best of my knowledge the estate is not, and has not been during any of the period of claimed adverse possession, subject to a trust (other than one where the interest of each of the beneficiaries is an interest in possession)
 - ☐ Should a person given notice under paragraph 2 of Schedule 6 to the Land Registration Act 2002 require the application to be dealt with under paragraph 5 of that Schedule, the facts supporting my reliance on one or more of the conditions set out in that paragraph are as follows:
- ☐ I am relying on paragraph 1(2) of Schedule 6 to the Land Registration Act 2002 and the facts supporting such reliance are as follows:
- 13 If the application is under paragraph 6 of Schedule 6 to the Land Registration Act 2002 AND you are the applicant
- ☐ Paragraph 6(2) of Schedule 6 to the Land Registration Act 2002 does not apply
 - ☐ I confirm that to the best of my knowledge the restriction on applications in paragraph 8 of Schedule 6 to the Land Registration Act 2002 does not apply
 - ☐ I confirm that to the best of my knowledge the estate is not, and has not been during any of the period of claimed adverse possession, subject to a trust (other than one where the interest of each of the beneficiaries is an interest in possession)
 - ☐ The full details of the rejected application are as follows:



If the person making the statement is unable to sign it, this wording will need to be amended to comply with rule 215A(5) and (6) of the Land Registration Rules 2003. In addition, and in cases where the person making the statement is unable to read, there will need to be an appropriate certificate: see rule 215A(4) and (5).

Where the application is being made under Schedule 6 and the person making this statement, or on whose behalf it is made, is the applicant, the statement must be made not more than one month before the date of the application.

WARNING

If the application proceeds, notice of the application (accompanied by a copy of this statement of truth) may be sent by the Registrar to the owner of the land or any person thought to be the owner and/or any other person upon whom the Registrar considers it necessary or desirable to serve notice.

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.

14 I believe that the facts and matters contained in this statement are true

Signature (of person making this statement): K. Singleton

Print full name:

KATHRYN URSULA SINGLETON

Date: 20-12-23

© Crown copyright (ref: LR/SC59) 05/18



BLACK HORSE AGENCIES

Entwistle Green

OFFICE - 26 CHURCH STREET, COLNE - 867902

1753

- * An individual detached bungalow occupying a choice plot with large, well stocked, gardens, double garage, car port and ample parking space.
- * The tastefully appointed accommodation offers: Charming lounge, dining room with snug off, well equipped kitchen, three bedrooms - all with built-in wardrobes and three piece coloured bathroom.
- * Elevated location - commanding unobstructed views over to the surrounding hills.

'NUTHERAN'

COTTON TREE LANE

COLNE



Constructed of marshalite stone with a tiled roof, the property was built approximately 18 years ago to the present owner's specification and incorporates good quality fixtures and fittings throughout - as well as the benefit of GAS WARM AIR HEATING and sealed unit DOUBLE GLAZING.

The situation has much to offer, being in a pleasant location close to open countryside and yet within a few minutes drive of both Nelson and Colne and near to the recently completed M65 motorway.

The well planned accommodation is attractively decorated and comprises:-

ENTRANCE PORCH

With tiled floor, two wall lights points and glazed door leading to:-

HALLWAY

Having panelled walls, built-in cloaks cupboard and two wall light points.

LOUNGE

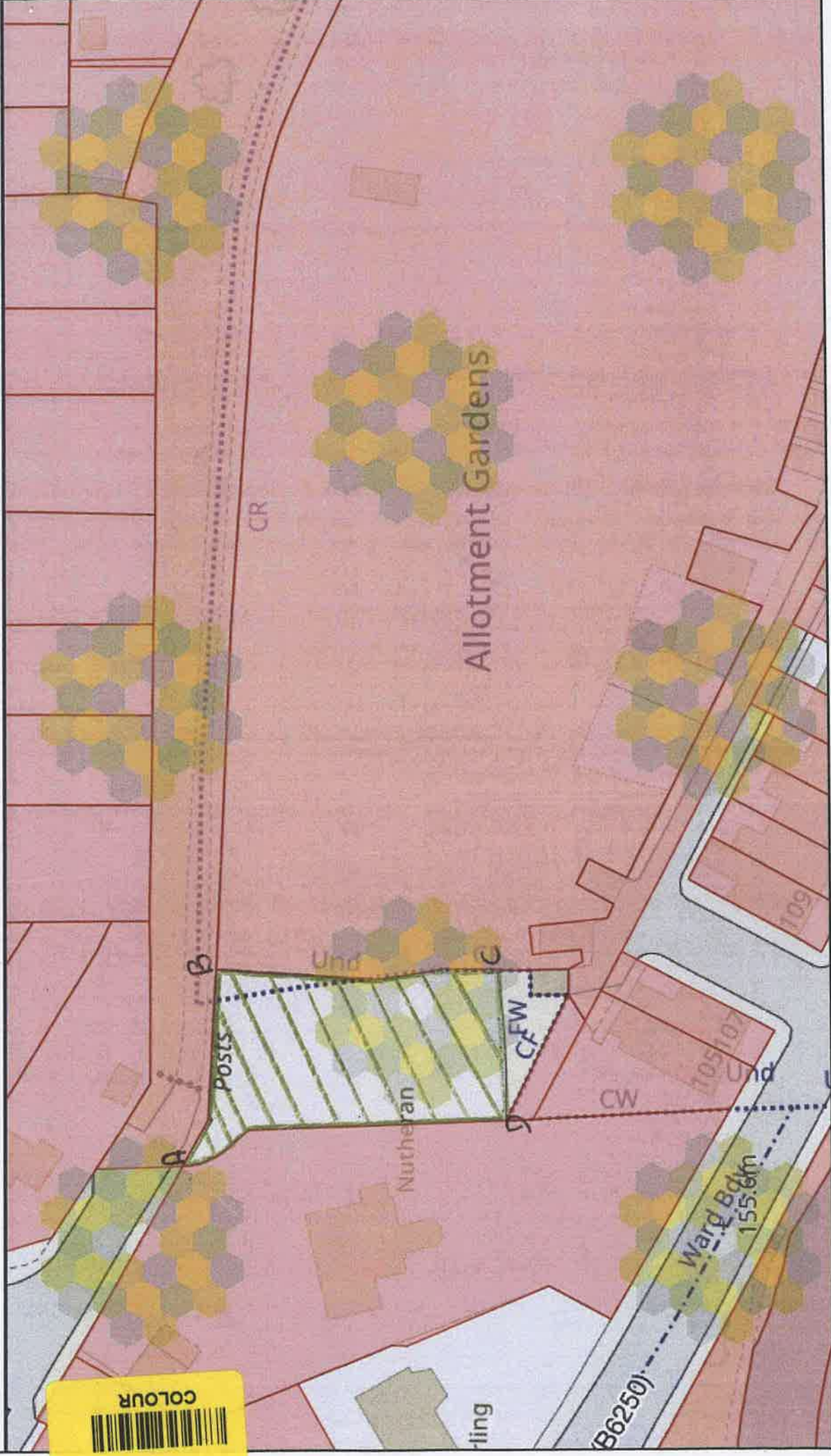
19' 0" x 14' 0" - a charming through room having a double glazed picture window to the front, affording splendid open views over to the surrounding hills, stone feature fireplace with slate hearth and fitted gas fire, built-in t.v. shelf to the side of the chimney breast, ceiling coving and two wall light points.

Cont'd

NOTE: Entwistle Green for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Entwistle Green has any authority to make or give any representation or warranty whatever in relation to this property.

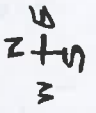
The thoroughbred service

Estate Agents, Auctioneers, Surveyors & Valuers, Commercial & Industrial Agents
Black Horse Agencies is a wholly owned subsidiary of I Lovds Bank plc



© Crown copyright and database rights 2023 Ordnance Survey 100026316
This map is for reference purposes only. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.
Data last updated 10:00pm 17 OCTOBER, 2023

Map scale 1:625



Map received from Pendle Borough Council showing
land transferred for Allotments site.

