

Dated 07.07.

2026

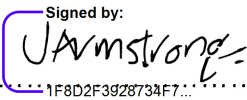
Statement of Truth as to boundaries



I, **Judith Anne Armstrong** of 338 Elliot Heads Road, Woongarra, Queensland, 4670 Australia make this statement believing the same to be true:

1. I am the Executor in the estate of Stephen John Frogley (Stephen) who died on 5 March 2025. A copy of the Letters of Administration is attached at **Exhibit 1**.
2. Stephen lived at Haggs House, Nentsbury, Alston, CA9 3LH (Haggs House) since 1st July 1982 until his death in March 2025. Attached at **Exhibit 2** is a Plan showing the boundaries of Haggs House.
3. So far as I am aware, the Plan accurately shows the land that was occupied by Stephen during his lifetime edged in red.
4. Stephen purchased parts of Haggs House at various different times between 1982 and 1989. Attached at **Exhibit 3** are copies of the various Conveyances and Transfers (the Conveyances and Transfers) relating to the purchase of Haggs House.
5. My Solicitor has advised that there is a discrepancy between the boundaries of Haggs House on the ground as shown on the Plan and as described in the Conveyances and Transfers. The land shown coloured orange on the Plan is not included within the Conveyances and Transfers but is included within the boundaries of Haggs House on the ground.
6. Attached at **Exhibit 4** a snapshot from the Land Registry map search facility and a google image of the Haggs House. The orange land clearly matches the extent of Haggs House that I believe Stephen has occupied throughout his ownership of the Haggs House.
7. I make this statement to clarify the extent of the land occupied by Stephen as part of his ownership of Haggs House. So far as I am aware Stephen always used an occupied the orange land as part of Haggs House.

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

Signed  Signed by:
.....1F8D2F3928734F7....

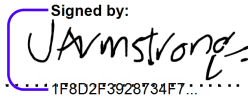
Judith Anne Armstrong

Dated.....07.07.2026.....

THIS IS THE EXHIBIT 1 REFERRED TO IN THE STATEMENT OF TRUTH OF Judith Anne Armstrong

DATED

07.07.2026

Signed by:

1F8D2F3928734F7...



High Court of Justice England and Wales
Principal Registry of the Family Division
HMCTS Probate
PO Box 12625
Harlow
CM20 9QE
0300 303 0648

Letters of Administration

Case Reference: 1765283737099171
Date of Issue: 5th March 2026

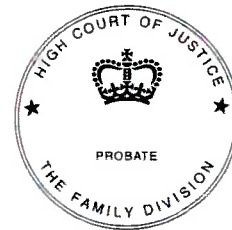
Stephen John Frogley of Haggs Cottage Nentsbury Alston CA9 3LH United Kingdom
Died on **5th March 2025** domiciled in **England and Wales** intestate

The Administration of **Stephen John Frogley's** estate is granted by the High Court of Justice on this date to the following administrator

Judith Anne Armstrong of 338 Elliot Heads Road Woongarra Queensland 4670 Australia

The application has stated that the gross value of the estate in the United Kingdom amounts to £164,000 and the net value amounts to £163,999

A handwritten signature in black ink, appearing to be 'JAA' or similar, written over a horizontal line.



DISTRICT REGISTRAR

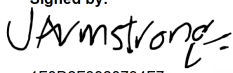
Extracted by Co-op Legal Services (Ref: IHA/7243695P/Frogley) Aztec 650, Almondsbury,
Bristol, BS32 4SD, United Kingdom

If you wish to validate the information contained within this document please call 0300 303 0648

THIS IS THE EXHIBIT 2 REFERRED TO IN THE STATEMENT OF TRUTH OF Judith Anne Armstrong

DATED

07.07.2026

Signed by:

1F8D2F3928784F7.....



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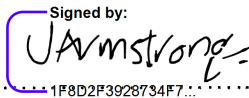
Map scale 1:1250

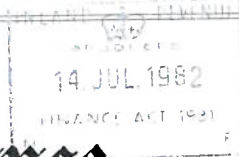
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This map is for reference purposes only. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.
Data last updated 10:00pm 19 MAY, 2026

THIS IS THE EXHIBIT 3 REFERRED TO IN THE STATEMENT OF TRUTH OF Judith Anne Armstrong

DATED

07.07.2026

Signed by:

1F8D2F3928734F7...



This Conveyance

is made the said

day of July One Thousand Nine Hundred and Eighty Two
 BETWEEN Greta Robson of Cox Garth Mill Cottages Stanhope Bishop Auckland in the County
 of Durham (hereinafter called "The Vendor") of the one part and STEWART JAMES PROSELY
 of 5 Denville Terrace New Brancepeth in the County of Durham (hereinafter called "the
 Purchaser") of the other part

WHEREAS the Vendor is seized in fee simple in possession subject as hereinafter mentioned
 but otherwise free from incumbrances of the property hereinafter described and has agreed
 to sell the same to the Purchaser for a like estate in fee simple in possession subject
 as aforesaid but otherwise free from incumbrances at the price of SEVEN THOUSAND SEVEN
HUNDRED AND FIFTY POUNDS

NOW THIS DEED WITNESSETH as follows:-

1. IN pursuance of the said agreement and in consideration of the sum of SEVEN THOUSAND
SEVEN HUNDRED AND FIFTY POUNDS now paid by the Purchaser to the Vendor (the receipt
 whereof the Vendor hereby acknowledges) the Vendor as Beneficial Owner hereby conveys
 unto the Purchaser ALL THAT piece of land TOGETHER WITH the dwellinghouse erected on
 part thereof and known as Pags House (formerly known as Montsbury Mine Cottage) situate
 at Nonhead in the administrative Parish of Alston with Carrigill in the County of
 Cumberland which said piece of land is for the purpose of identification only edged and
 hatched red on the plan annexed to a conveyance dated the Thirteenth day of March One
 Thousand Nine Hundred and Seventy Two and made between Trustees for Roman Catholic
 purposes of the one part and the Vendor of the other part AND TOGETHER WITH the several
 rights enumerated in the First Schedule attached thereto TO HOLD the same (except and
 reserved as aforesaid) unto the Purchaser in fee simple SUBJECT TO rights exceptions
 reservations subjections and stipulations mentioned or referred to in the said conveyance
 dated the Thirteenth day of March One Thousand Nine Hundred and Seventy Two so far as the
 same now apply to the property hereby conveyed and are capable of taking effect

2. THE Purchaser (with the object and intent of affording to the Vendor a full and
 sufficient indemnity but not further or otherwise) hereby covenants with the Vendor that
 he the Purchaser and the persons deriving title under him will henceforth observe and
 perform the said covenants and conditions so far only as aforesaid and will at all times
 hereafter keep the Vendor and her respective estate and effects indemnified from and
 against all actions costs claims and demands in respect of any future breach thereof

3. IT is hereby certified that the transaction hereby effected does not form part of a
 larger transactions or of a series of transactions in respect of which the amount or
 value or the aggregate amount or value of the consideration exceeds TWENTY FIVE THOUSAND
POUNDS

IN WITNESS whereof the parties hereto have hereunto set their hands and seals the day and
 year first hereinbefore written

SIGNED SEALED and DELIVERED by the said)
Greta Robson in the presence of:-
B. Broadbent
11, Martin Street
Stanhope
Co. Durham

G. Robson

SIGNED SEALED and DELIVERED by the said)
STEWART JAMES PROSELY in the presence of:-)

Prosely

W. J. G.
S. C. S.
D. S.

7:2

THIS CONVEYANCE made the 10th day of July One thousand nine hundred and eighty five B E T W E E N DOROTHY HODGSON and JOHN ROBERT HODGSON both of 10 Clitheroe Alston in the County of Cumbria (hereinafter together called "the Vendors") of the one part and STEPHEN JOHN FROGLEY of Haggs Cottage Nentsberry Alston aforesaid and JOAN FRANCES FROGLEY of 7 Ashcroft Shalford Guildford in the County of Surrey (hereinafter together called "the Purchasers") of the other part

25 JUL 1985
FINANCE ACT 1931

W H E R E A S the Vendors are seised of (inter alia) the property hereby conveyed for a legal estate in fee simple in possession subject as hereinafter mentioned but otherwise free from incumbrances as trustees upon the trust for sale declared by a conveyance (hereinafter called "the Conveyance") dated the 8th day of April 1983 and made between Trustees for Roman Catholic Purposes Registered of the one part and the Vendors of the other part and have as such trustees agreed with the Purchasers for the sale thereof to them for the sum of £4,000

NOW THIS DEED WITNESSETH as follows:-

1. IN pursuance of the said agreement and in consideration of the sum of £4000 paid by the Purchasers to the Vendors (the receipt whereof the Vendors hereby acknowledge) the Vendors as trustees in execution of the said trust for sale hereby convey unto the Purchasers all that freehold land adjoining Haggs Mine Nenthead Alston Cumbria as is shown within the area edged red - by way of identification only - on the plan annexed hereto TO HOLD unto the Purchasers in fee simple as beneficial joint tenants subject to the exceptions and reservations and to the covenant and agreement and declaration contained in the Conveyance

2. THE Purchasers for themselves and their successors in title to all and any part of the property hereby conveyed hereby jointly and severally covenant with the Vendors and their successors in title

owners or occupiers of the land retained by them shown on the said plan edged blue that the Purchasers and their successors in title will observe and perform the covenant contained in clause 2 of the Conveyance and will indemnify the Vendors and their respective estates and effects against all costs claims damages and the like resulting from any future breach or non-observance thereof__

3. THE Purchasers hereby jointly and severally covenant with the Vendors to the intent that the burden of this covenant will run with and bind the property hereby conveyed and every part thereof and to the intent that the benefit thereof may be annexed to and run with the said land of the Vendors retained by them as shown edged blue on the said plan and every part thereof to use the land hereby conveyed in no way other than as an adjunct to the adjoining property of Stephen John Frogley known as Haggs Cottage aforesaid and not to cause or suffer to be done on the property hereby conveyed anything which may be or cause a nuisance or annoyance to the Vendors' retained property as shown edged blue on the said plan__

4. IT is hereby mutually agreed and declared that the Purchasers shall not become entitled to any right of light or air way water or drainage or otherwise over or in respect of the land shown edged blue on the plan annexed hereto__

5. THE Vendors hereby jointly and severally covenant with the Purchasers and their successors in title owners or occupiers of the land hereby conveyed that the Vendors will henceforth maintain and be responsible for the boundary between the points marked A and B separating the land hereby conveyed from that edged blue on the said plan__

6. THE Vendors hereby acknowledge the right of the Purchasers to the production of the Conveyance (the possession of which is retained by the Vendors) and to delivery of copies thereof and hereby

WITNESS
SIGN

ADDRESS

OCCUPATION

undertake with the Purchasers for the safe custody of the
Conveyance____

7. IT is hereby certified that the transaction hereby effected
does not form part of a larger transaction or of a series of
transactions in respect of which the amount or value or the aggregate
amount or value of the consideration exceeds £30,000_____

IN WITNESS whereof the parties hereto have hereunto set their
hands and seals the day and year first above written_____

SIGNED SEALED & DELIVERED
by the said DOROTHY
HODGSON in the presence of:)

D Hodgson

Witness

Name *D.M. Robson*
Address *Heather Blue*
Alston Cumbria
Occupation *Community Nursing Sister*

SIGNED SEALED & DELIVERED
by the said JOHN ROBERT HODGSON
in the presence of:)

J.R. Hodgson

Witness

Name *D.M. Robson*
Address *Heather Blue*
Newhead Rd Alston Cumbria
Occupation *Community Nursing Sister*

SIGNED SEALED & DELIVERED
by the said STEPHEN JOHN
FROGLEY in the presence of:)

SJF
1/1/1995

WITNESS
SIGN

J. R. Bell.

ADDRESS

*HORSE & WAGON INN,
NEWBURY, ALSTON,
CUMBRIA.*

OCCUPATION

LICENCEE

SIGNED SEALED & DELIVERED
by the said JOAN FRANCES
FROGLEY in the presence
of:

JFF

X J. Frogley



WITNESS
SIGN

X Crumpleham

X

ADDRESS

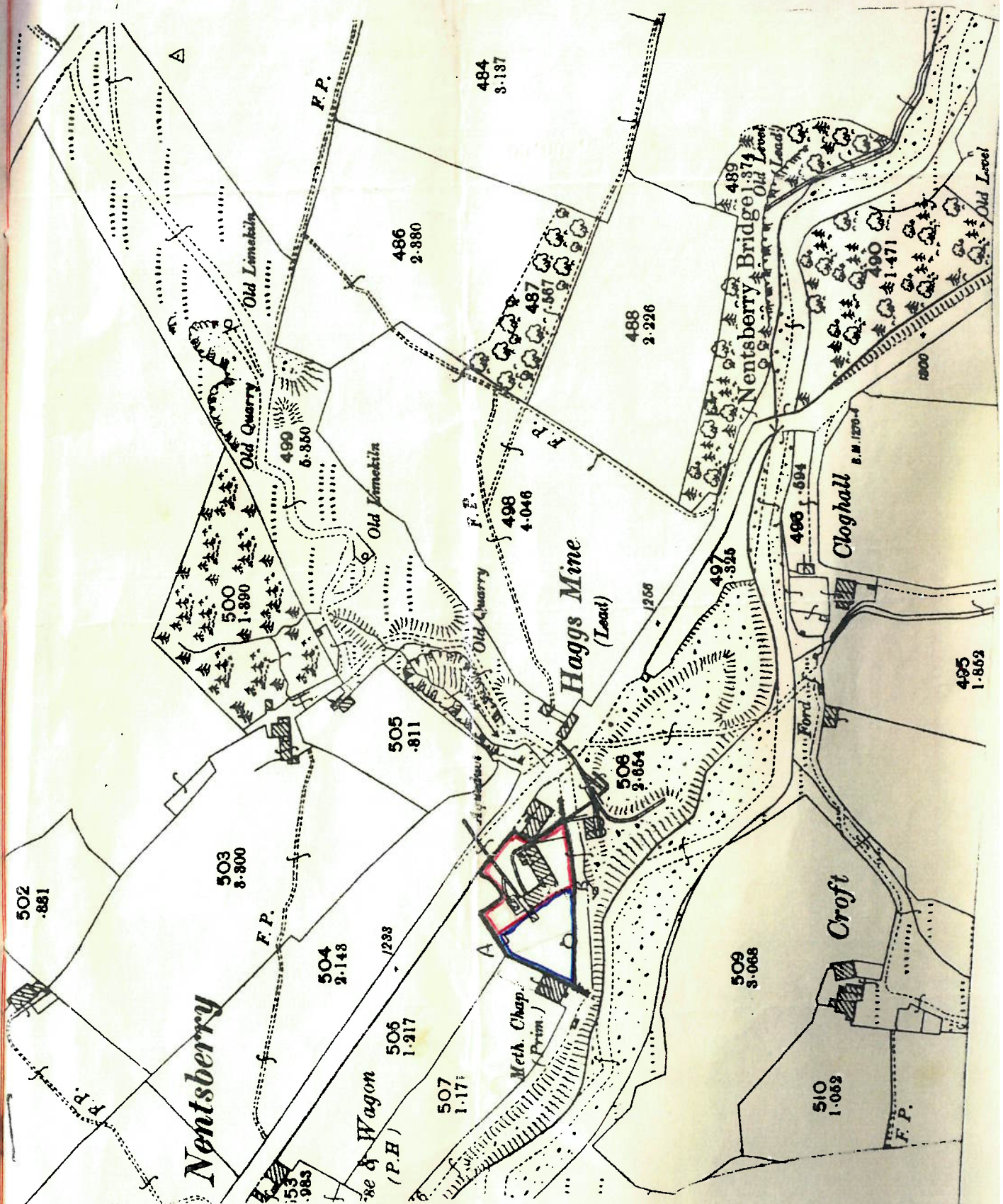
BADGERY
HOOKLEY LANE
ELSTEAD
GODALMING

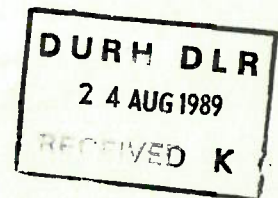
OCCUPATION

RETIRED

502
.881

X SJT *Shogley*
X JFF *J. Hoggan*





H. M. LAND REGISTRY

(TRANSFER OF PART)

LAND REGISTRATION ACTS 1925 to 1971

County and District : CUMBRIA - ALSTON

Title Number :

Property : Property at Nentsberry, Alston in
the County of Cumbria.

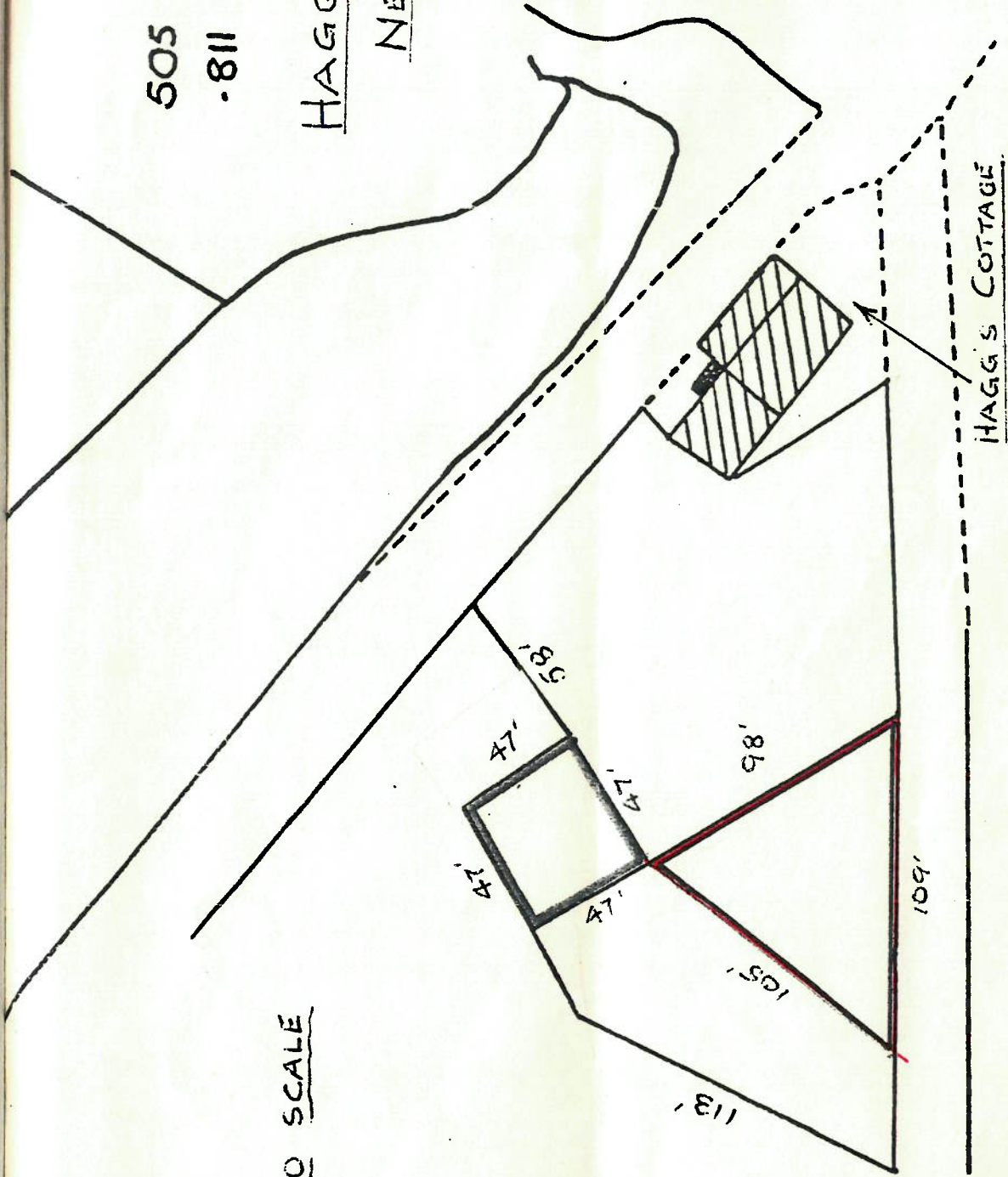
Date : 15th August 1989.

1. IN consideration of the sum of ONE THOUSAND POUNDS (£1,000.00) the receipt whereof is hereby acknowledged DOROTHY HODGSON and JOHN ROBERT HODGSON (hereinafter called "the Transferors") as Beneficial Owners HEREBY TRANSFER to STEPHEN JOHN FROGLEY of Haggs Cottage Nentsberry Alston in the County of Cumbria (hereinafter called "the Transferee") ALL THAT freehold property being part of a piece or parcel of land adjoining Haggs Mine Nenthead Alston aforesaid (hereinafter called "the Property") and for the purposes of identification only coloured round with red on the plan (hereinafter called "the Plan") annexed hereto being part of the land comprised in a Conveyance dated the Eighth day of April One thousand nine hundred and eighty three (hereinafter "the 1983 Conveyance") made between the Trustees for Roman Catholic Purposes Registered of the one part and the Transferors of the other part _____
2. The property is sold with the benefit of the rights contained in the 1983 Conveyance but subject to the exceptions reservations covenants and conditions contained or referred to in the 1983 Conveyance so far as the same are still subsisting and capable of being enforced. _____
3. The Transferee for the purposes of affording to the Transferors a full and sufficient indemnity but not further or otherwise hereby covenants with the Transferors that he the Transferee and the persons deriving title under him will at all times hereafter observe and perform the covenants and stipulations contained in the 1983 Conveyance so far as the same relate to the Property and are still subsisting and capable of being enforced and will so far as aforesaid indemnify and keep indemnified the Transferors and their estate and effects from and against all actions claims and demands in respect of any future non-observance or non-performance thereof. _____
4. The Transferors hereby acknowledge the right of the Transferee to production of the documents referred to in the Schedule hereto and to delivery

505
-811

HAGGS COTTAGE
NENTSBERY.

NOT TO SCALE



of copies thereof and hereby undertakes for the safe custody thereof _____

5. IT IS HEREBY CERTIFIED that the transaction hereby effected does not form part of a larger transaction or series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds Thirty thousand pounds (£30,000.00). _____

IN WITNESS whereof the Transferors and Transferee have hereunto set their respective hands and seals the day and year first hereinbefore written. _____

THE SCHEDULE

<u>DATE.</u>	<u>DOCUMENT.</u>	<u>PARTIES.</u>
8th April 1983	CONVEYANCE	The Trustees for Roman Catholic Purposes Registered (The Transferors (2)

SIGNED SEALED AND DELIVERED
by the said DOROTHY HODGSON
in the presence of:-

} DH D Hodgson.

Witness

Name L. Robson
Address HEATHER BRIDE
ALSTON CUMBRIA
Occupation PLASTERER

SIGNED SEALED AND DELIVERED
by the said JOHN ROBERT
HODGSON in the presence of:-

} SRH J R Hodgson

Witness

Name L. Robson
Address HEATHER BRIDE
ALSTON CUMBRIA
Occupation PLASTERER

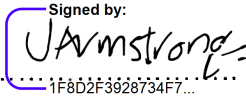
SIGNED SEALED AND DELIVERED
by the said STEPHEN JOHN
FROGLEY in the presence of:-

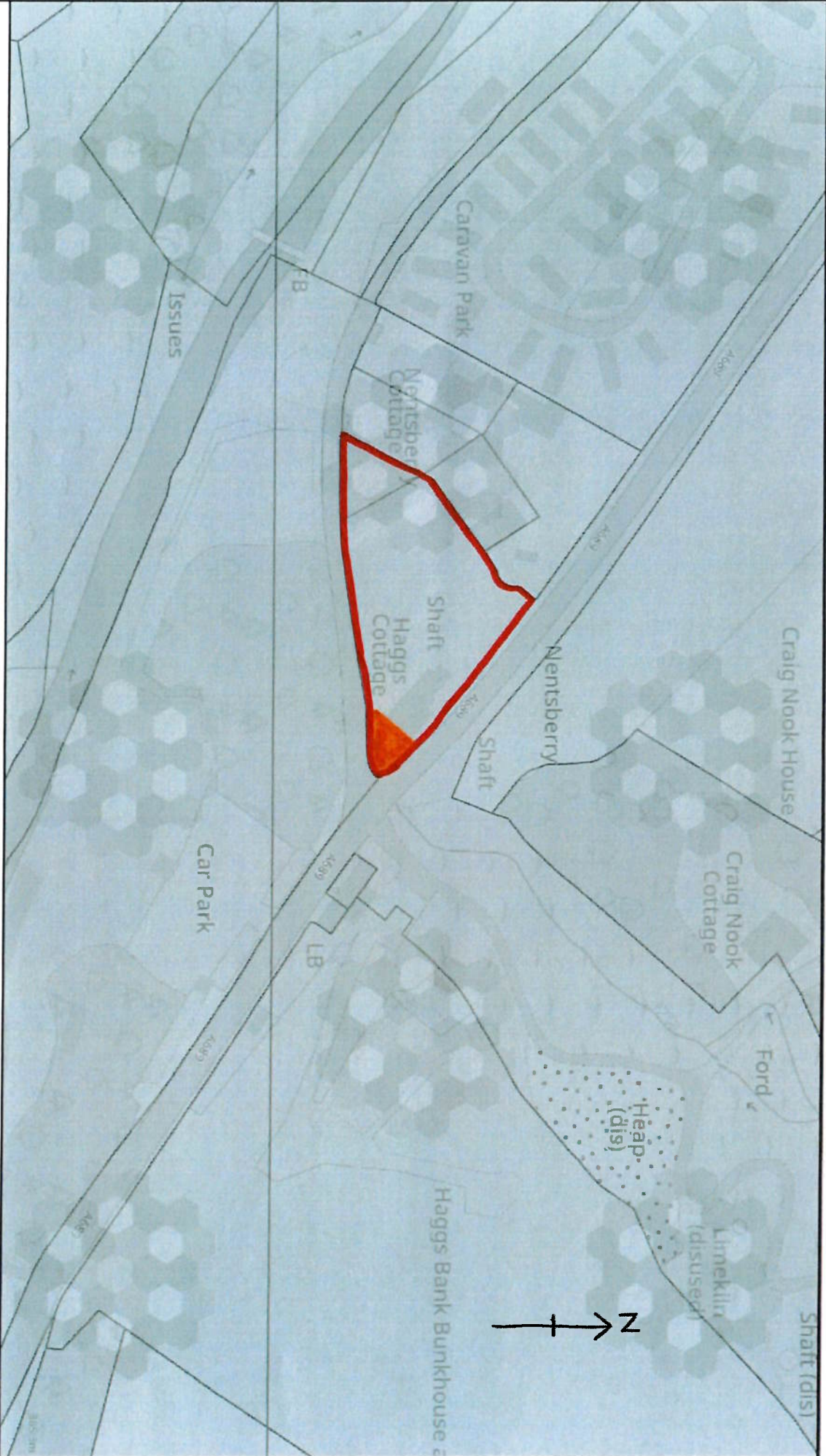
} }

THIS IS THE EXHIBIT 4 REFERRED TO IN THE STATEMENT OF TRUTH OF Judith Anne Armstrong

DATED

07.07.2026

Signed by:

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0 5 10 15 20 25 30 35 40 50m

Map scale 1:1250

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Data last updated 10:00pm 19 MAY, 2026



