

Dated 08th March 2022

STATUTORY DECLARATION

OF

Mike Greene

Use of a building as a dwelling

at

The Old Ticket Office, Moreton on Lugg, Hereford, HR4 8DH

I, Mike Greene, of Station House, Moreton on Lugg, Hereford HR4 8DH, do sincerely and solemnly declare the following:

1. The purpose of this statutory declaration is to confirm that the building known as The Old Ticket Office and associated land which is edged red on the plan at **Appendix 1** of this statement, has been used as a dwellinghouse for a period of time in excess of four years.
2. My name is Mike Greene. I own the land subject of this statement. I purchased The Old Ticket Office in [REDACTED]. At the point of purchase, the building was no longer in active use but was laid out for its former use as a ticket office for the adjacent station at Moreton on Lugg.
3. In [REDACTED] I began converting the building to a dwelling. The works were completed in [REDACTED]. The building works were mainly carried out by [REDACTED] (a local builder) and roof work carried out by [REDACTED]. The works were carried out on behalf of [REDACTED] which was located in the adjacent industrial units to the east and which is no longer trading.
4. The works to convert the building included:
 - A replacement roof comprising felt and slate tiles.
 - Lining the entire inside of the building with a barrier, battens, Kingspan insulation and vapour barrier plasterboard and then skimmed.
 - Steel windows were replaced with uPVC windows.
 - The wooden access door was replaced with a composite door.
 - The building was rewired.
 - Heaters, a shower, a basin and toilet, along with a kitchen and hot water system were also installed.
 - Externally, a new close boarded fence was erected around the perimeter of the planning unit.
5. The works shown in the Street View Images (front & rear) date stamped 2009 **Appendices 2 and 3**, including the uPVC windows, timber boarded fence, and new roof were carried out by me to facilitate the residential use of the building. The building was occupied as a dwelling at this point.

6. The Google Earth Image (December 2006) shows the site laid out as it is today, with the dwelling to the east of the site and a large area of hardstanding used for parking to the east. The site is bounded by a close boarded fence. The layout was facilitated as a result of works carried out by me. The building was occupied as a dwelling at this point.
7. The building was initially used as a staff changing and refreshment facility in association with [REDACTED]
8. In [REDACTED] I began letting the building to [REDACTED]
[REDACTED] occupied the building as his main place of residence until [REDACTED]
9. [REDACTED] forewarned me of his no longer requiring the premises owing to [REDACTED]
[REDACTED] whereby I was able to advertise the property privately and find a new tenant prior to his leaving.
10. The new tenant, [REDACTED] moved into the building in [REDACTED] and used the building as his main place of residence until [REDACTED]
11. In [REDACTED] moved into the building as his main place of residence until [REDACTED]
12. In [REDACTED] moved into the building as their main place of residence until [REDACTED]
13. In [REDACTED] moved into the building as his main place of residence and [REDACTED]
[REDACTED] has redecorated the building and carried out other internal works to bring the building up to his required living standards.
14. The longest gap between tenancies was 14 days, between the tenancies of [REDACTED] and [REDACTED]
and [REDACTED]
15. I can therefore confirm that up that The Old Ticket Office, which is identified on the plan at Appendix 1, has been occupied as a dwelling continuously and without material break for 16 years and 6 months.

And I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act 1835.

Declared by the above-named MIKE GREENE

At:

MORTMERS SOLICITORS

41 WIDEMARSH ST.,

HEREFORD, HR4 9EA

On this 08th day of March 2022

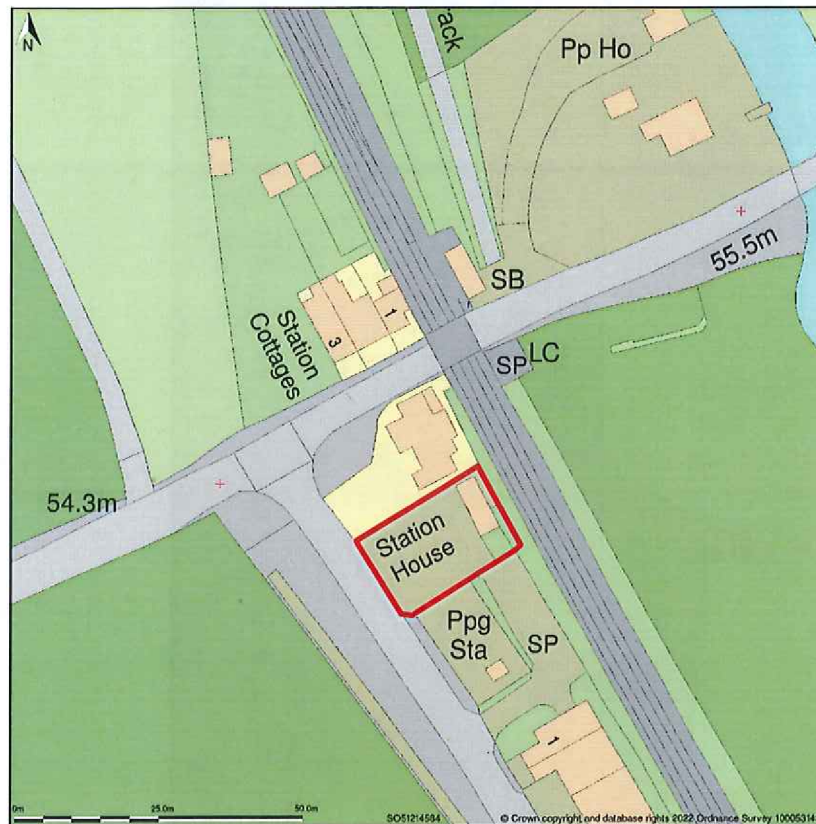
Before me:

RHIAN WOOTTEN-VAUGHAN

Signed:

Solicitor/Commissioner for Oaths

The Old Station House, C1120 From A49 To Old School House Via Moreton-on-lugg, Moreton-on-lugg, Herefordshire, HR4 8DH



Location Plan shows area bounded by: 351141.16, 245775.42 351282.58, 245916.84 (at a scale of 1:1250), OSGridRef: SO51214584. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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Appendix 2

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08th March 2022

