

I, John Cadwaladr Parry of Gayton Farm, Phocle Green, Ross-on-Wye, Herefordshire HR9 7TS do solemnly and sincerely declare as follows :-

1. I and my wife have owned 'Farm Cottage' and an area of land (herein referred to as "The Site"), outlined in red on the attached site plan (Drawing Number: PSA/01) since 1989. On the same deed, I and my wife own the conjoined dwelling, 'Garden Cottage', and also own 'Gayton Farm' on a separate deed. We have owned these properties since 1989.
2. In 1989, 'Farm Cottage' and 'Garden Cottage' comprised a single dwelling although I am aware that before 1989 they were used as two residential properties. In 1989, planning permission was granted to sub-divide the original dwelling to create two, holiday cottages (Council reference: SH89/0074/PF). Condition 5 of Planning Permission SH89/0074/PF stated:

"Excepting the conversion of the large barn to form the dwelling house, the accommodation to which this permission relates shall be used only for the purposes of holiday accommodation and no one person or family group shall use any part of the buildings for more than eight weeks in any period of four months."
3. Between 1990 and 2001, 'Farm Cottage' was used as a holiday cottage in accordance with Planning Permission SH89/0074/PF. After 2001, and to the present day, 'Farm Cottage' has been occupied continuously by a succession of tenants on long term unfurnished lets - now termed Assured Shorthold Tenancies (AST).
4. I and my wife have remained owners of this property to the present day. The management of the properties has been undertaken by my colleagues at Parrys Rentals, who can provide evidence of the various AST's if required. Please note that my occupation is a Chartered Surveyor and I own Parrys Rentals.



5. 'Farm Cottage' possesses all the facilities of an independent unit of living accommodation. On the ground floor it comprises its own front door, a porch, a kitchen and lounge. On the first floor, the property comprises two bedrooms (1 en-suite) and a shower and w.c. This property possesses its own front garden being defined by a wall and wooden fencing. 'Farm Cottage' together with 'Garden Cottage' enjoy their own vehicular access via a spur road from the vehicular access to my home.

6. I make this Statutory Declaration conscientiously believing the same to be true by virtue of the Statutory Declarations Act 1835.

Declared at CHURCH ROW
ROSS on WYE

In the County of Herefordshire

This 12th day of September 2017.

BEFORE ME

Solicitor.

ROSS on WYE