

Copy of the Statutory Declaration (and a copy of an email from the solicitor who acted as the witness and signatory confirming the Statutory Declaration was sworn at their offices on 31.10.22).

NB: A copy of the original document can be brought to the Council offices upon request if required.

Statutory Declaration

We, William Stevenson and Janice Stevenson do solemnly and sincerely declare, and make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the Statutory Declaration Act 1985:

- 1 We William Stevenson and Janice Stevenson purchased the dwelling known as Windy Walls Farm (hereafter known as "the Dwelling") and the land outlined in red on the 1:100 block plan attached hereto and marked "Appendix 1" (hereafter known as "the Land") plus additional adjoining land in 1983. We moved into the Dwelling in 1984 with our three young sons then aged 3 to 6 years. We are the sole owners of the Dwelling and the Land.
- 2 A copy of the 1:100 block plan with the land outlined in red (to which we refer herein) forms part of this Statutory Declaration (marked "Appendix 1"). A copy of aerial photograph taken in 1993 and its rear mount (to which we also refer herein) are included as part of this Statutory Declaration (marked "Appendix 2"). The photo was taken in 1993 and thereafter purchased by ourselves.
- 3 The Land to which the certificate application relates has not been used for any agricultural purpose since that time nor any non-incidental domestic purposes, including the outbuilding.
- 4 Whilst our children were young they used the stone outbuilding within the Land as a play space (akin to a "den") in addition to it being used for the ongoing storage of domestic items.
- 5 William Stevenson added a conservatory to the same outbuilding's north-western elevation in the late 1980's/early 1990s with an opening through to the outbuilding's floorspace to provide additional play space and domestic storage. By the time that the conservatory was attached, the use of the stone outbuilding for domestic storage and play was well established and ongoing.
- 6 The existing summerhouse within the Land was erected in 2009.

Brooke-Taylor
4 The Quadrant
Buxton
Derbyshire SK17 6AW

- 7 The current decking to the side of the summerhouse was already in place when the summerhouse was erected, as indicated on the 2008 Land Registry Plan ("Appendix 3")
- 8 The post and rail fencing to the rear of the dwelling and north-west of the outbuilding and decking originally demarcated the garden area (as partly shown on an aerial photo of April 1993) was removed in the late 2000's in association with the north-western extension of the Land used for incidental domestic purposes/as residential garden land, with this being prior to the summerhouse being installed in 2009 beyond the former fence line (i.e. on part of the extended garden area).
- 9 All of the Land which is located immediately to the front and side of the dwelling and immediately to the rear of the dwelling and its rear patio and encompasses the outbuilding/conservatory and summerhouse, has been used continuously for incidental domestic purpose/residential garden uses by us as the occupiers of Windy Walls Farm (and visiting friends and family) since at least 2009, including the last 10 years. This has included, and continues to include, general sitting out and tending to the garden, children playing (our children and now the grandchildren) putting out washing, space for domestic pets to run around and play alone and with us, family get togethers such as BBQs, use of the summerhouse and decked area for sitting, relaxing, eating etc.
- 10 As our children grew up their desire to use the outbuilding for play purposes obviously diminished and ultimately ended. From the early 1990's up to the present day the outbuilding/conservatory has been used continually for incidental domestic storage purposes, including gardening equipment, akin to a domestic shed. Some basic gardening activities such as potting plants and seed trays also occurred. The incidental domestic storage use continues in both parts of the building (the stone outbuilding part and the attached part).

Signed before me

at 4 The Quadrant, Buxton
This 31st day of October 2022

A Commissioner for oaths/solicitor

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Derbyshire SK17 6AW

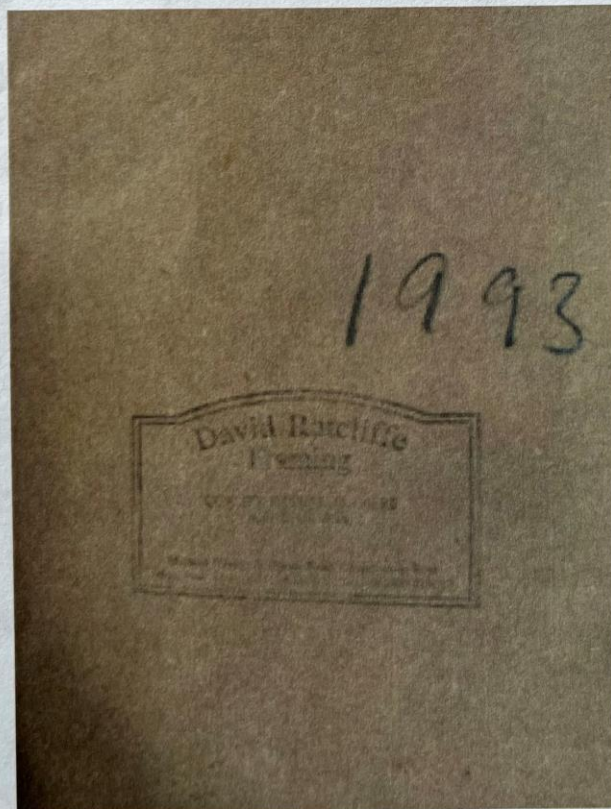
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"Appendix 2"- unaltered copy aerial photo taken 1993 and stamped dated rear mount



J.S. Stevenson
[Signature]

[Signature] Sarah Lewis,
Solicitor
31st October 2022

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"Appendix 3"- 2008 Land Registry Plan

Land Registry
Index map plan

Ordnance Survey map reference SK0679NE
Scale 1:1250 enlarged from 1:2500
Plan prepared on 22/08/2008 at 00:00:01



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This plan should be read in conjunction with result D73WGIB.

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. See Land Registry Public Guide 19 - Title Plans and Boundaries.



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SARAH LEWIS
Solicitor
31st October 2022.

Copy of email from Solicitor Sarah Lewis regarding the completion of Statutory Declaration with her signing as the solicitor witness on 31s October 2022.

RE: Windy walls farm



Sarah Lewis <sl@brooke-taylors.co.uk>
To: Zoe Sherratt

  Reply  Reply All  Forward 

Wed 02/11/2022 11:39

Dear Lavinia

Thank you for your email. I can confirm that the Statutory Declaration was sworn at these offices on 31 October.

Kind regards,

Sarah

Sarah Lewis
Solicitor
sl@brooke-taylors.co.uk

Brooke - Taylors
S O L I C I T O R S

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Our firm has no authority to enter into a binding contract and all correspondence is subject to contract. This email footer and any attachment containing a signature is automatically generated and is not the signature of a contracting party.

We are looking to recruit an experienced Private Client lawyer to join our well-established practice in the heart of Buxton. If you are interested, please contact Philippa Ward by email pw@brooke-taylors.co.uk

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