DATED DATED AND A DATE

main 2022

# STATUTORY DECLARATION CONFIRMING NON-AGRICULTURAL USE

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# **RELATING TO**

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# SHASTON, SHERINGWOOD, BEESTON REGIS, SHERINGHAM, NR26 8TS

- MADE BY search and share and share MADE BY
- FRANK THOMAS NICHOLS AND MARCELLE SONIA NICHOLS
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We, Frank Thomas Nichols and Marcelle Sonia Nichols of 43 Damgate Street, Wymondham, Norfolk, NR18 0BG declare as follows:

- The Property now known as Shaston, Sheringwood, Beeston Regis, Sheringham, Norfolk, NR26 8TS as shown edged red on the plan attached at Exhibit 1 ("Shaston"), was, with other property purchased by and on 19<sup>th</sup> December 1953.
- The full extent of the property purchased in 1953 is shown by way of red edging on the plan attached at Exhibit 2 attached and was then known as "The Warren" ("the Warren").
- 3. on 1<sup>st</sup> January 2011.
- 4. died on 20th January 2021.
- 5. We are the Executors for the late and obtained Probate on 5<sup>th</sup> June 2021.
- 6. We understand that initially ran The Warren as a small-holding, raising pigs and chickens.
- 7. On 4<sup>th</sup> March 1963 sold part of the Warren but retained the land shown edged red on the plan at Exhibit 1. We believe that then built the dwelling now known as Shaston on this retained land.
- 8. continued to run Shaston as a small-holding.
- 9. We first met **and the second of** in 1984. By this time, Shaston was no longer being used as a small-holding and, we believe had not been for some time as the pig styes were derelict. We both became friendly with **and the second se**
- 10. Within the Deeds for Shaston we have located the two planning permissions annexed at Exhibit 3 and 4.
- 11. We have carried out an LLC1 search at North Norfolk District Council which is attached at Exhibit 5. This, with an email from Gil Tomblin at North Norfolk District Council dated 7 July 2021 (Exhibit 6) confirms that there is no planning history for Shaston between 1948 and 1974.
- 12. It is not therefore clear whether the permissions referred to at clause 10 above relate to Shaston.
- 13. According to **Example 1** death certificate, her occupation was a "Senior Pharmacy Technician-in-Charge".
- 14. According to death certificate, his occupation was "Growers Representative (National Farmers Union) (retired)".

15. We do not believe that Shaston has been used for any agricultural purpose for at least the last 45 years.

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

Declared at	Spire Solicitors LLF 5-7 Church Street Wymondham NR18 0PP			
On Ogth	MARCH 2022			
Before me J	osmy Ongress	Dunstone		
Signed:				
A commissioner	for oaths or a solicitore	mpowered to admin	ister oaths	

FLANK NICHOLS

MARCELLE NICHOLS





Fa	Maga (J.D.2.)	β.		Cou	nty Ref. No.:	District Ref. No.:
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NOTE:

(1) If the Applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed davelopment, or to grant permission or approval subject to conditions, he may by notice served within one month of receipt of this notice, appeal to the Minister of Housing and Local Government is secondance with Section 16 of the Town and Country Planning Act, 1947. The Minister of Housing and Local Government has power to allow a longer period for the giving of a Notice of Appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the Local Planning Authority in regard to the proposed development are in progress. The Minister is not, however, required to entertain such an appeal if it appears to this that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted of the Development of the provisions of Section 14 of the Act and of the Development Order and to any directions given under the Order. Notice of intention to appeal should be addressed to The Secretary, Ministry of Housing and Local Government, Whitehall, London, S.W.I. from whom appropriate forms may be obtained.

(2) If permission to develop land is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Minister of Housing and Local Government and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use in its existing out of any development which has been or would be permitted, he may serve on the Council of the county district in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with Section 19 of the Town Country Planning Act, 1947.

(3) In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Minister on appeal or on a reference of the application to him. The circumstances in which auch compensation is payable are set suit in Section 20 of the Town and Country Planning Act. 1947, and in Parts II, IV, and V, of the Town and Country Planning Act, 1954.

Spire Solicitors LLP 5-7 Church Street Wymondham NR18 OPP Josuna ANDREN Dursone (Solicitor) Ogth MARCH 2022

Form G.D.2.B.	C	ounty Ref. No.:	District Ref. No.
	1561	E 3322	4052/63
Town and Coun	COUNTY C		
Town and Country Plan	ining General De	evelopment O	rder, 1950
To:			
The Croft, Nelson Road,			
SHERINGHAM.			
PARTICULARS OF PROPOSED	DEVELOPMENT:		
Parish: Beeston Regis Name of	Location: Name of	Britons Lane	
Applicant:	Owner:	Applicant	1
Name of	Applicant's interest in	Ormen	
Agent:	property	Owner	31. A. C. C.
Proposal: Erection of a Bunga	Low.		
The proposed bungalow is to I and shown edged red on the Spire Solicitors LLP 5-7 Church Street Wymondham	o be scoupied tog e amended deposit	other with the ed plan dated	agricultural the 12th June,
NR18 OPP Josen	d langeron		
NR18 OPP Josew	a Awarew Opth Marcu	u 2022	
The reasons for the Coun	cil's decision to grant	permission for th	
	cil's decision to grant aditions herein before licy of the Local rural areas which posal is designed	permission for th specified are:- Planning Auth are detached to meet an ap	e development, cority to permi from an establ
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#### NOTE:

(1) If the Applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may by notice served within one month of receipt of this notice, appeal to the Minister of Housing and Local Government in accordance with Section 16 of the Tewn and Country Planning Act, 1947. The Minister of 'Housing and Local Government has power to allow a longer period for the giving of a Notice of Appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiatons with the Local Planning Authority in regard to the proposed development are in progress. The Minister is not, however, required to entertain such an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the provisions of Section 14 of the Act and of the Development Order and to any directions given under the Order. Notice of intention to appeal should be addressed to The Secretary, Ministry of Housing and Local Government, Whitehelf, London, S.W.1. from whom appropriate forms may be obtained.

(2) If permission to develop land is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Minister of Housing and Local Government and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the county district in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with Section 19 of the Town Country Planning Act, 1947.

(3) In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Minister on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 20 of the Town and Country Planning Act, 1947, and in Parts 11, 1V, and V, of the Town and Country Planning Act, 1954.

Spire Solicitors LLP 5-7 Church Street Wymondham NR18 0PP Josuna Annazon Durssone (Solicitar) 09th MARCH 2022



## REGISTER OF LOCAL LAND CHARGES OFFICIAL CERTIFICATE OF SEARCH

xhibit D'

Search Reference: Online Reference: Online Source: Date: 21/2118 ENND00000502 PALC 25-Jun-2021 Spire Solicitors LLP 5-7 Church Street Wymondham NR18 0PP

**Applicant:** 

COMPASS HOUSE 16B LYNN ROAD KINGS LYNN PE31 7PT Josuma Anora Durgrowe (Solicitor) 09th MARCH 2022

Official Search required in all parts of the Register of Local Land Charges for subsisting registrations against the land described and the plan submitted.

Land:

Shaston Sheringwood Beeston Regis SHERINGHAM NR26 8TS

It is hereby certified that the search requested above reveals the 7 registrations described in the Schedule(s) hereto up to and including the date of this certificate.

For and on behalf of North Norfolk D.C., Council Offices, Holt Road, Cromer, NR27 9EN:

No person who either conducted this search or prepared the search on behalf of North Norfolk District Council has any personal or business relationship with any person involved in the sale of the property.

(Proper Officer)

Date of Search: 25 June 2021

In the event of a query or complaint regarding the content of this search please contact the above named in the first instant. The complaint will initially be dealt with under the council's internal complaints procedure.

This search has been compiled using original records held by the District Council.

Search Reference: 21/2118

Page 1 of 1

LC1: Search Reference: 21/2118 ENND00000502	Spire Solicitors LLP 5-7 Church Street Wymondham NR18 0PP	Ogth MARCH ZOZZ Man Demorrow (Solicitar)	Date: 24/06/21
North Norfolk District Council		Register of Local La Schedule to Official Certificat	
	Part 3: Planning Charges (b) Other planning charges		
Description of charge (including reference to appropriate statutory provision) Reference: AAC/00/1 Order made by the Norfolk County Council on 11th October, 1961 under Section 31 of the Town and County Planning Act 1947 and the Control of Advertisements	Originating Authority	Place where relevant documents may be inspected	Date of Registration
Regulations 1960 declaring the area to be an area of Special Control for the purpose of the display of advertisements.	North Norfolk District Council	North Norfolk District Council	10/12/1961
Originating Authority: Norfolk County Council TLC Ref: ST236154 Adjacent To The Warren		ana an	
Britons Lane Beeston Regis Full Planning Permission Decision: Approved Dated: 07/01/1983 RETENTION OF MOBILE HOME Application Number: PF/82/1669 Town and Country Planning Act 1990 TLC Ref: AP187948	North Norfolk District Council	North Norfolk District Council	07/01/1983
Adjacent To The Warren Britons Lane Beeston Regis Full Planning Permission Decision: Approved Dated: 20/11/1981 RETENTION OF MOBILE HOME Application Number: PF/81/1654 Town and Country Planning Act 1990 TLC Ref: AP183839	North Norfolk District Council	North Norfolk District Council	20/11/1981
Adjacent To The Warren Britons Lane	North Norfolk District Council	North Norfolk District Council	26/09/1980
Beeston Regis		a. •	Page 1 of

MARCH 2022 Spire Solicitors LLP 5-7 Church Street Wymondham LLC1: Search Reference: 21/2118 ENND00000502 JOSULA ANOREW DIMESONE Date: 24/06/21 **NR18 0PP** North Norfolk District Council Register of Local Land Charges Schedule to Official Certificate of Search Part 3: Planning Charges (b) Other planning charges Description of charge (including reference to Place where relevant documents may be Date of **Originating Authority** appropriate statutory provision) inspected Registration Full Planning Permission Decision: Approved Dated: 26/09/1980 RETENTION OF MOBILE HOME Application Number: PF/80/1602 Town and Country Planning Act 1990 TLC Ref: AP183442 Adjacent To The Warren Britons Lane Beeston Regis Full Planning Permission Decision: Approved North Norfolk District Council North Norfolk District Council 07/09/1979 Dated: 07/09/1979 RETENTION OF MOBILE HOME Application Number: PF/79/1290 Town and Country Planning Act 1990 TLC Ref: AP185018 Woburn Britons Lane **Beeston Regis** Historic Application **Decision:** Approved North Norfolk District Council North Norfolk District Council 14/07/1978 Dated: 14/07/1978 RENEWAL OF 01/77/0450/F MOBILE HOME Application Number: HR/78/0941 Town and Country Planning Act 1990 TLC Ref: AP142245 Tree Preservation Order, TPO/15/0893 NNDC TPO (SHERINGWOOD) 2015 NO. 8 Dated: 17/08/2015 North Norfolk District Council North Norfolk District Council 17/08/2015 Date Confirmed: 17/08/2015 Town and Country Planning Act 1990 TLC Ref: TP226956

Page 2 of 3

And in case

### LLC1: Search Reference: 21/2118 ENND00000502

Date: 24/06/21

# North Norfolk District Council

# Register of Local Land Charges Schedule to Official Certificate of Search

Spire Solicitors LLP 5-7 Church Street Josnua Afridas Dumenone (Solicitor) 09th MARCH 2022 Wymondham NR18 0PP



Search Reference:	21/2118 PALC:ENND00000502	North Norfolk District Council,	NORTH NORFOLK DISTRICT COUNCIL
Property Address:	Shaston Sheringwood Beeston Regis SHERINGHAM NR26 8TS	Holt Road Cromer Norfolk NR27 9EN	
Date:	24-Jun-2021	Scale: 1: 1250	

@ Crown Copyright and database right 2020 Ordnance Survey 100018623

Exhibit 6'

## Sarah Bailey

From: Sent: To: Cc: Subject: Richard Hewitt 07 July 2021 15:42 'Property Info' Sarah Bailey RE: 'Shaston' Sheringwood LLC1

Spire Solicitors LLP 5-7 Church Street Wymondham\_\_\_\_\_ NR18 0PP

Joeun Anora Jungrowe Agth (Solicitor) MARCH 2022

That was quick Gil!

Thank you!

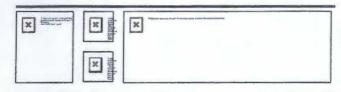
Richard Hewitt | Director Tel: 01263 825959 DD 01263 820584

On Behalf Of Property Info

From: Gil Tomblin < Sent: 07 July 2021 15:32 To: Richard Hewitt <richard.hewitt@hayes-storr.com> Subject: RE: 'Shaston' Sheringwood LLC1

Hi Richard I have checked our records and confirm that there is no planning history between 1948 and 1974. Kind regards Gil

Gil Tomblin Property Info & Land Charges Tech Asst +441263 516159



From: Richard Hewitt Sent: 07 July 2021 15:15 To: Land Charges <<u>LandCharges@north-norfolk.gov.uk</u>> Cc: Sarah Bailey Subject: RE: 'Shaston' Sheringwood LLC1

It would be the non-fee request, Gil, for any planning history 48 - 74 please.

Do you need anything more from me?

Richard Hewitt | Director Tel: 01263 825959 DD 01263 820584 From: Land Charges <<u>LandCharges@north-norfolk.gov.uk</u>> Sent: 07 July 2021 14:42 To: Richard Hewitt Subject: RE: 'Shaston' Sheringwood LLC1

### **Hi Richard**

Only an LLC1 search was requested, therefore only Land Charge registrations have been revealed. For planning applications back to 1974 that are not registered Land Charges a CON29 search is required for which a fee is payable.

Spire Solicitors LLP

Josephie Andres Durstonie (Solicitor) Agth MARCH 2022

5-7 Church Street Wymondham NR18 0PP

If planning history between 1948 and 1974 is required this can be carried out as a separate non-fee request. Please can you let me know what is required.

Many thanks

Kind regards Gil

From: Richard Hewitt Sent: 07 July 2021 11:33 To: Land Charges <<u>LandCharges@north-norfolk.gov.uk</u>> Cc: Sarah Bailey Subject: 'Shaston' Sheringwood LLC1

Good morning,

I refer to the attached LLC1 search.

For completeness, can you confirm if there is any further, earlier planning history for this property, please?

Thank you

Richard Hewitt | Director Tel: 01263 825959 Direct Dial: 01263 820584 www.hayesandstorr.co.uk



### Covid-19 - Client update

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Spire Solicitors LLP 5-7 Church Street Wymondham **NR18 0PP** Joenna Annes Durgeone (Solicitor) 09th MARCH ZOZZ