

DATED

9 March 2022

STATUTORY DECLARATION CONFIRMING NON-AGRICULTURAL USE

RELATING TO

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

MADE BY

FRANK THOMAS NICHOLS AND MARCELLE SONIA NICHOLS

We, Frank Thomas Nichols and Marcelle Sonia Nichols of 43 Damgate Street, Wymondham, Norfolk, NR18 0BG declare as follows:

1. 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 [REDACTED] and [REDACTED] on 19th December 1953.
2. 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. [REDACTED] on 1st January 2011.
4. [REDACTED] died on 20th January 2021.
5. We are the Executors for the late [REDACTED] and obtained Probate on 5th June 2021.
6. We understand that [REDACTED] initially ran The Warren as a small-holding, raising pigs and chickens.
7. On 4th March 1963 [REDACTED] sold part of the Warren but retained the land shown edged red on the plan at Exhibit 1. We believe that [REDACTED] then built the dwelling now known as Shaston on this retained land.
8. [REDACTED] continued to run Shaston as a small-holding.
9. We first met [REDACTED] 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 [REDACTED] very soon after that and we visited them at Shaston many times.
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 [REDACTED] death certificate, her occupation was a "Senior Pharmacy Technician-in-Charge".
14. According to [REDACTED] 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

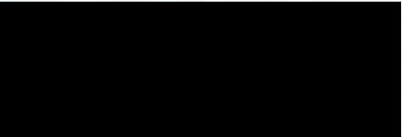
Declared at **Spire Solicitors LLP**
5-7 Church Street
Wymondham
NR18 0PP


On 09th MARCH 2022

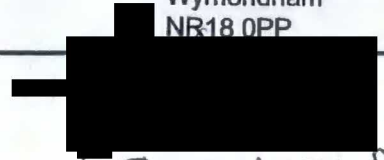
Before me *Joshua Andrew Dunstone*

Signed: ..  ..

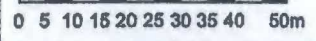
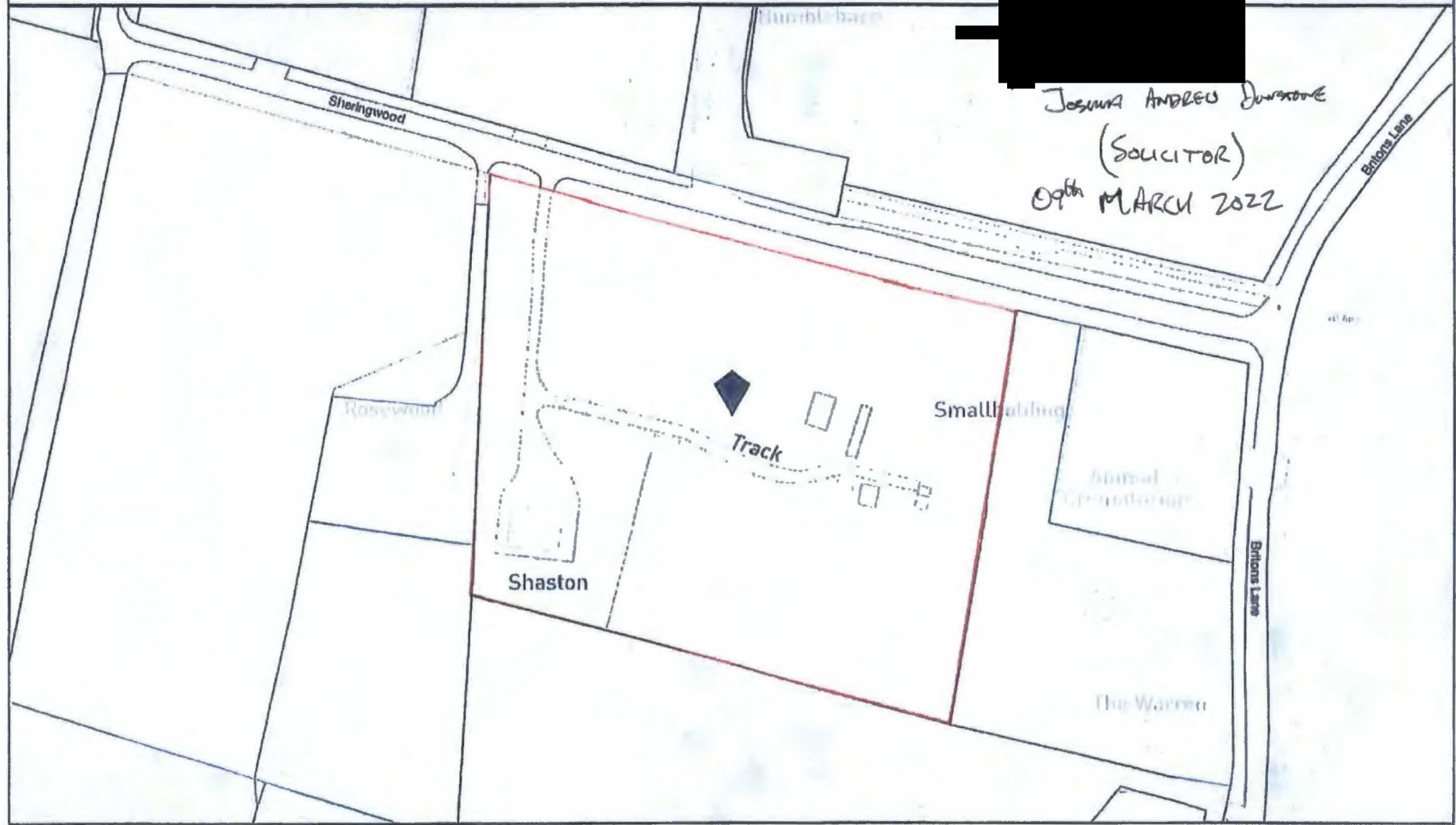
A commissioner for oaths or a solicitor empowered to administer oaths


FRANK NICHOLS


MARCELLE NICHOLS



Josina ANDREW DUNSTON
(SOLICITOR)
09th MARCH 2022



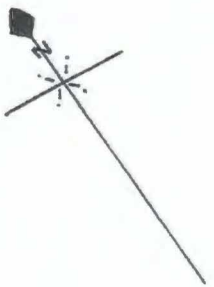
Map scale 1:1250

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Data last updated 10:00pm 09 JUNE, 2021

'Exhibit I'

Spire Solicitors LLP
5-7 Church Street
Wyndham
NR18 0PP

Josanna ANDREW Directors (Solicitors)
09th MARCH 2022



ROADWAY

BELIORS LANE

657' 0"

345' 0"

664' 0"

Exhibit 2

Form ID.2.B.

SUR

| | |
|----------------------------|-------------------------------|
| County Ref. No.: E,2810 | District Ref. No.: 3540/62 |
|----------------------------|-------------------------------|

NORFOLK COUNTY COUNCIL

Town and Country Planning Acts, 1947 to 1954
Town and Country Planning General Development Order, 1950

To: Messrs. Knight,
Estate Agents,
Waterbank Road, Sheringham.

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

Josua Andrews Director
(Solicitor)

09th MARCH
2022

PARTICULARS OF PROPOSED DEVELOPMENT:

| | | | |
|--------------------|----------------|-----------------------------------|---------------|
| Parish: | Beeston Regis | Location: | Briton's Lane |
| Name of Applicant: | [REDACTED] | Name of Owner: | Applicant |
| Name of Agent: | Messrs. Knight | Applicant's interest in property: | Owner |

Proposal: Erection of a dwelling (Outline application)

In pursuance of their powers under the above mentioned Acts and Order the Norfolk County Council HEREBY PERMIT the development as shown on the plan(s) and/or particulars deposited with the Erpingham Rural District Council on the 5th day of February 1962 subject to compliance with the conditions specified hereunder:-

1. The initial permission hereby granted under Regulation 5(2) of the Town and Country Planning General Development Order, 1950, relates only to the outline application.
2. No development whatsoever shall take place until plans and descriptions of the proposed development, including plans and descriptions of layout and drainage shall have been submitted to, and approved by, the Local Planning Authority; and the development shall conform to such plans and descriptions as approved. Plans and particulars (in triplicate) should be submitted on the appropriate form, which is obtainable from the undermentioned Council.
3. The dwelling to which this permission relates shall be occupied only in connection with the operation as an agricultural holding of the land shown coloured red on the deposited plan.

The reasons for the Council's decision to grant permission for the development, subject to compliance with the conditions herein before specified are:-

1. and 2. This permission relates to an outline application only.
3. It is contrary to the policy of the local planning authority to permit the siting of houses in rural areas which are detached from an established community unless the proposal is designed to meet an agricultural need requiring to be met in the particular locality.
The permission is granted subject to due compliance with the byelaws (local Acts, Orders, Regulations) and general statutory provisions in force.

Dated this 15th day of March 1962

Clerk to the Erpingham Rural District Council.

(Address of Council Offices) St. Peter's Road, Sheringham, Norfolk.

NCC-5-26-CP

SEE NOTES ON REVERSE SIDE.

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 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 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, Whitehall, 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 II, IV, and V, of the Town and Country Planning Act, 1954.

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

Josiah Andrew Dunscombe
(Solicitor)

09th MARCH 2022

Form G.D.2.B.

| | |
|------------------|--------------------|
| County Ref. No.: | District Ref. No.: |
| E 3322 | 4052/63 |

NORFOLK COUNTY COUNCIL

**Town and Country Planning Acts, 1947 to 1954
Town and Country Planning General Development Order, 1950**

To: [REDACTED]
The Croft, Nelson Road,
SHERINGHAM.

PARTICULARS OF PROPOSED DEVELOPMENT:

| | |
|-------------------------------|---|
| Parish: Beeston Regis | Location: Britons Lane |
| Name of Applicant: [REDACTED] | Name of Owner: Applicant |
| Name of Agent: [REDACTED] | Applicant's interest in property: Owner |

Proposal: Erection of a Bungalow.

In pursuance of their powers under the above mentioned Acts and Order the Norfolk County Council HEREBY PERMIT the development as shown on the plan(s) and/or particulars deposited with the Erpingham Rural District Council on the 8th day of May 1963, subject to compliance with the conditions specified hereunder:

in respect of the application as amended on the 12th June, 1963.

The proposed bungalow is to be occupied together with the agricultural land shown edged red on the amended deposited plan dated the 12th June, 1963.

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

[REDACTED]
Josua ANDREW DUNSTONE (Solicitor)
8th MARCH 2022

The reasons for the Council's decision to grant permission for the development, subject to compliance with the conditions herein before specified are:-

It is contrary to the policy of the Local Planning Authority to permit the siting of houses in rural areas which are detached from an established community unless the proposal is designed to meet an agricultural need requiring to be met in the particular locality.

The permission is granted subject to due compliance with the bylaws (local Acts, Orders, Regulations) and general statutory provisions in force.

Dated this 2nd [REDACTED] day of July 19 63

Clerk to the Erpingham Rural District Council.

(Address of Council Offices) St. Peters Road, Sheringham.
SEE NOTES ON REVERSE SIDE.

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 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 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, Whitehall, 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 II, IV, and V, of the Town and Country Planning Act, 1954.

Spire Solicitors LLP

5-7 Church Street

Wymondham

NR18 0PP

Joshua Andrew Downstone (Solicitor)

09th MARCH 2022

'Exhibit 5'



**REGISTER OF LOCAL LAND CHARGES
OFFICIAL CERTIFICATE OF SEARCH**

Search Reference: 21/2118
Online Reference: ENND00000502
Online Source: PALC
Date: 25-Jun-2021

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

Applicant:

[REDACTED]

COMPASS HOUSE 16B
LYNN ROAD
KINGS LYNN
PE31 7PT

Josua Andrew Dunsome
(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)

[REDACTED]

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.

09th MARCH 2022
Joseph Andrew Dimesmore (Solicitor)

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 appropriate statutory provision) | Originating Authority | Place where relevant documents may be inspected | Date of Registration |
|---|--------------------------------|---|----------------------|
| Reference: AAC/00/1 Order made by the Norfolk County Council on 11th October, 1961 under Section 31 of the Town and Country Planning Act 1947 and the Control of Advertisements 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 Britons Lane Beeston Regis Full Planning Permission Decision: Approved Dated: 07/01/1983 | North Norfolk District Council | North Norfolk District Council | 07/01/1983 |
| RETENTION OF MOBILE HOME Application Number: PF/82/1669 Town and Country Planning Act 1990 TLC Ref: AP187948 Adjacent To The Warren Britons Lane Beeston Regis Full Planning Permission Decision: Approved Dated: 20/11/1981 | North Norfolk District Council | North Norfolk District Council | 20/11/1981 |
| RETENTION OF MOBILE HOME Application Number: PF/81/1654 Town and Country Planning Act 1990 TLC Ref: AP183839 Adjacent To The Warren Britons Lane Beeston Regis | North Norfolk District Council | North Norfolk District Council | 26/09/1980 |



09th MARCH 2022

Josua Andrew Dunsome (Solicitor)

North Norfolk District Council

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

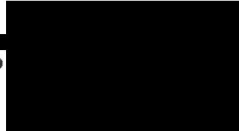
**Part 3: Planning Charges
 (b) Other planning charges**

| Description of charge (including reference to appropriate statutory provision) | Originating Authority | Place where relevant documents may be inspected | Date of 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 Dated: 07/09/1979 | North Norfolk District Council | North Norfolk District Council | 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 Dated: 14/07/1978 | North Norfolk District Council | North Norfolk District Council | 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 Date Confirmed: 17/08/2015 Town and Country Planning Act 1990 TLC Ref: TP226956 | North Norfolk District Council | North Norfolk District Council | 17/08/2015 |

North Norfolk District Council

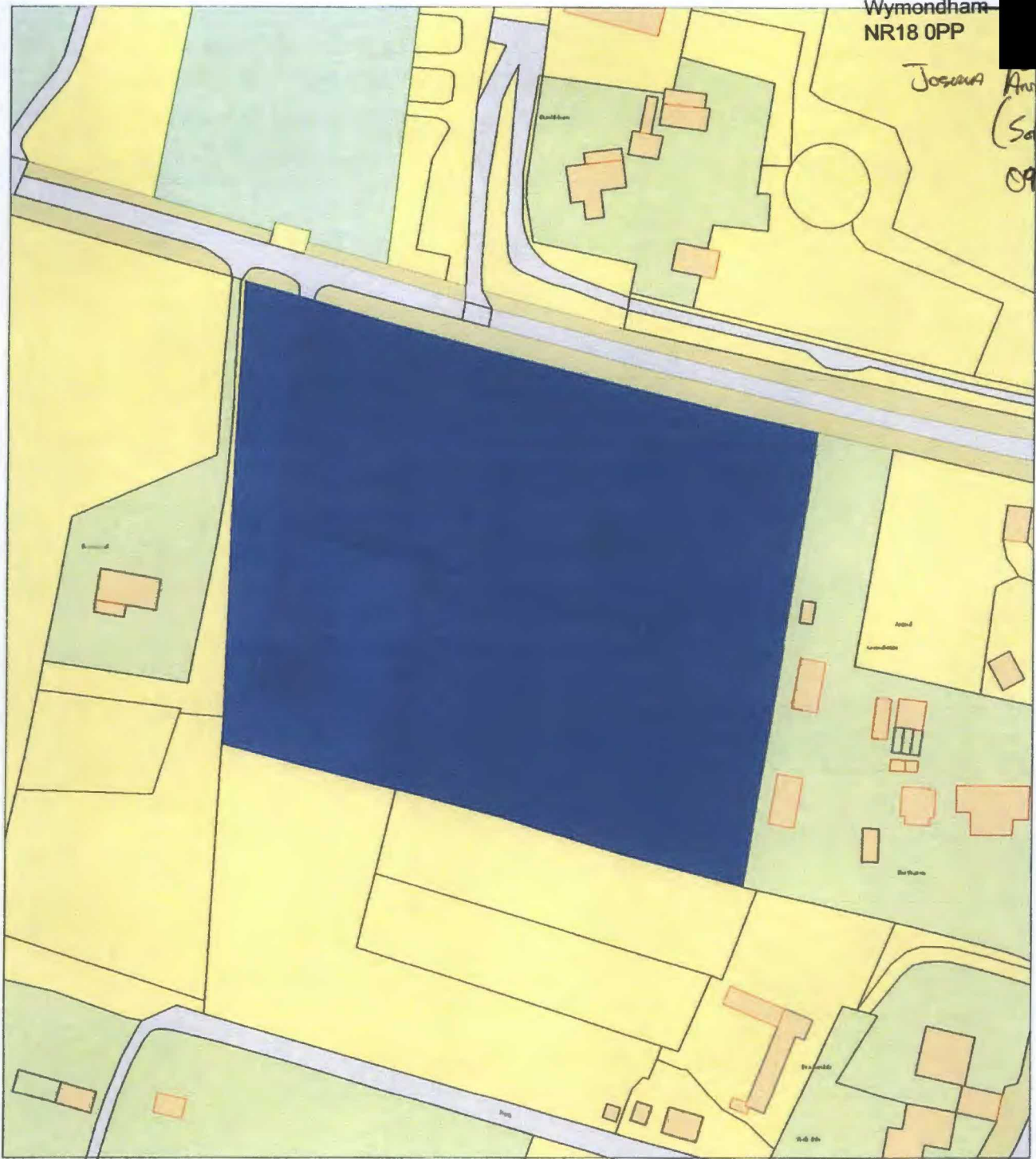
**Register of Local Land Charges
Schedule to Official Certificate of Search**

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


Joshua Andrew Dimsdale (Solicitor)
09th MARCH 2022

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

*Josina Andrew Dunne
(Solicitor)
09th MARCH
2022*




| | | |
|--|--|---|
| Search Reference: 21/2118 PALC:ENND00000502 | North Norfolk District Council, Holt Road Cromer Norfolk NR27 9EN |  |
| Property Address: Shaston Sheringwood Beeston Regis SHERINGHAM NR26 8TS | | |
| Date: 24-Jun-2021 | Scale: 1: 1250 | |
| © Crown Copyright and database right 2020 Ordnance Survey 100018623 | | |

Exhibit 6'

Sarah Bailey

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

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

That was quick Gil!

Thank you!

Richard Hewitt | Director
Tel: 01263 825959
DD 01263 820584

Joseph Andrew Dunscombe
(Solicitor)
09th MARCH 2022

From: Gil Tomblin <[redacted]> On Behalf Of Property Info
Sent: 07 July 2021 15:32
To: Richard Hewitt <richard.hewitt@hayes-storr.com>
Subject: RE: 'Shaston' Sheringwood LLC1

Hi Richard

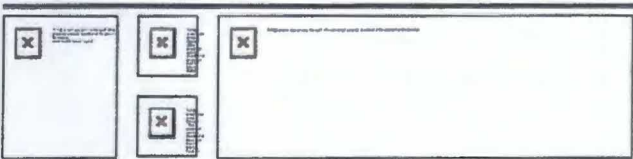
I have checked our records and confirm that there is no planning history between 1948 and 1974.

Kind regards

Gil

Gil Tomblin

Property Info & Land Charges Tech Asst
+441263 516159



From: Richard Hewitt <[redacted]>
Sent: 07 July 2021 15:15
To: Land Charges <LandCharges@north-norfolk.gov.uk>
Cc: Sarah Bailey <[redacted]>
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 <LandCharges@north-norfolk.gov.uk>
Sent: 07 July 2021 14:42
To: Richard Hewitt [REDACTED]
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.

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

Spire Solicitors LLP
5-7 Church Street
Wymondham [REDACTED]
NR18 0PP [REDACTED]

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

Joseph Andrew Dunsstone
(Solicitor)
09th MARCH 2022

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



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

Joanna Andrew Dunscombe
(Solicitor)

09th MARCH 2022