

DATED

20th Oct.

2022

STATUTORY DECLARATION

OF

Mr David Burton

I David Burton of The Retreat, Salisbury Road, Ower, Romsey SO51 6AN, do solemnly and sincerely declare as follows:-

1. This Statutory Declaration has been prepared to accompany an application for a Certificate of Lawfulness (existing) in respect to the residential use and extension of the dwelling known as The Retreat, Salisbury Road, Ower, Romsey SO51 6AN.
2. The attached plan (Exhibit 1) identifies the land known as The Retreat and the location of the dwelling to which this Statutory Declaration relates outlined in red.
3. My wife and I purchased The Retreat, both the land and dwelling, on 29 January 2018. I attach a copy of the Title (Exhibit 2).
4. We bought it so we could live in it fulltime as our permanent and only residence. We moved straight in when the purchase completed and have lived here full-time since then.
5. When we bought the house and land we did so on the understanding that the house had been in residential use as a holiday let for many years and we had no reason to question its lawfulness for use as a house. The sales particulars from October 2017 referred to the property as a 'holiday cottage' which had previously been listed with cottages4you.co.uk (2016) (Exhibit 3).
6. Stamp duty was paid at the time of the purchase on a residential basis.
7. The holiday let comprised approximately 28m² when we bought it and I quickly set about extending it to provide an additional bedroom/shower room (Exhibit 4). I did the work myself only calling in specialist help when needed. We did not get Building Regulations approval.
8. The accompanying invoice from TM Electrical Services (Exhibit 5) demonstrates that the electrical works for the extension were completed when the invoice was issued on 31 March 2018.
9. The accompanying invoice from Warmer Water Ltd for the supply and fitting of the shower in the extension was issued on 02 April 2018 (Exhibit 6).
10. We did not pay Council Tax initially when we first moved in. Payments commenced the following year on 04 March 2019 (Exhibit 7).
11. I enclose an Energy Performance Certificate for The Retreat dated 23 September 2016 which demonstrates that the "detached bungalow" was in situ at that time (Exhibit 8).
12. I enclose an email exchange between my solicitor at Kiteleys Solicitors and a man by the name of John at www.cottage-choice.co.uk. John confirmed that The Retreat was first on their database in July 2013, although he notes that it is possible that The Retreat was available before this date (Exhibit 9).

13. One additional document which may also be of assistance in demonstrating how long we have lived at The Retreat is a letter from Giancarlo Marsango at Prokil where I used to work. Mr Marsango was my boss and can confirm when I purchased the property and moved in (Exhibit 10)

And I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act 1988

DECLARED at

Kiteleys Solicitors

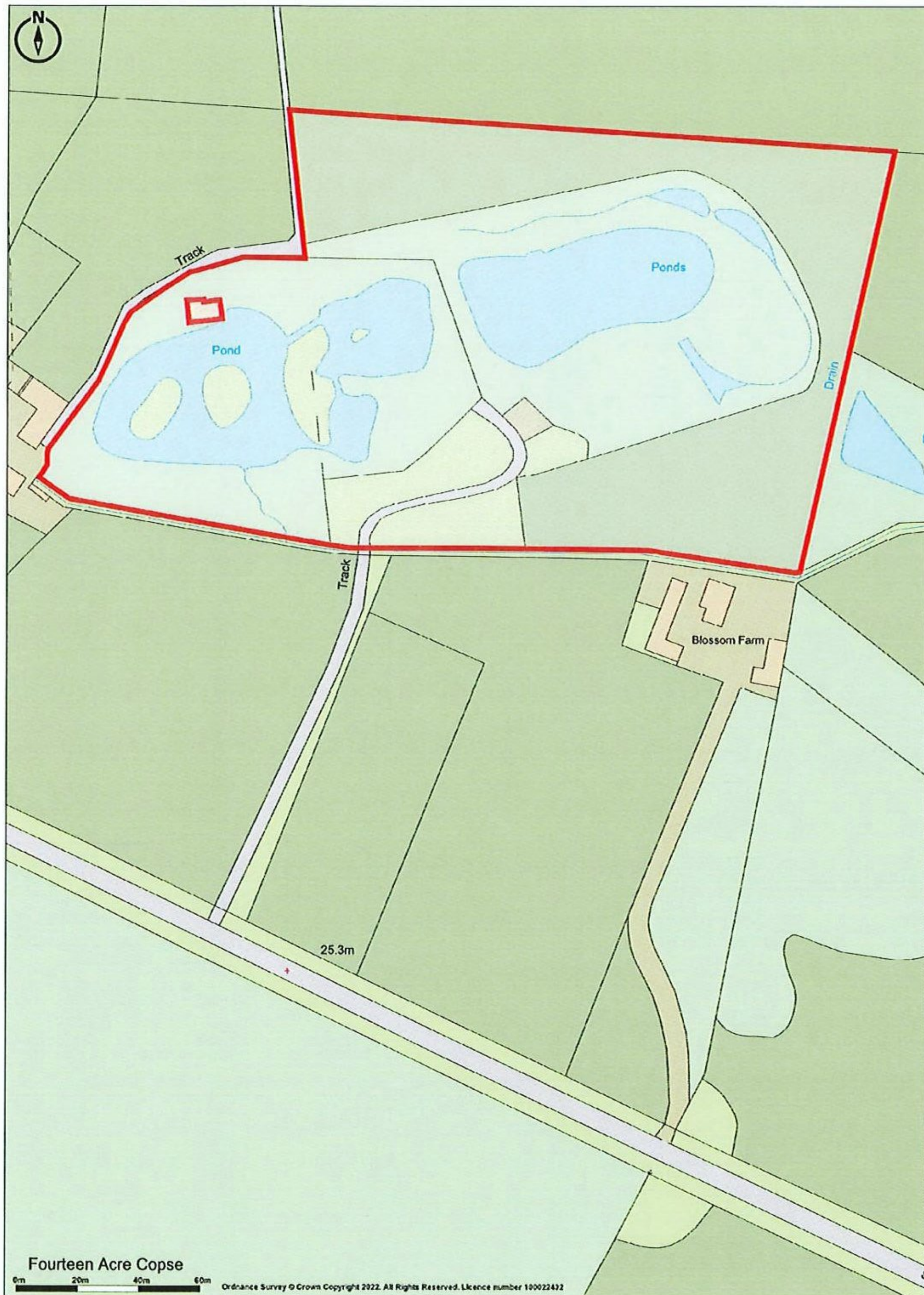
In the County of Hampshire

This 20 day of October 2022

IT IS HEREBY CERTIFIED THAT THIS
IS A TRUE AND ACCURATE COPY OF THE
ORIGINAL

KITELEYS SOLICITORS
LIMITED

Exhibit 1



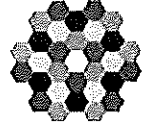
Promap
LANDMARK INFORMATION

Ordnance Survey © Crown Copyright 2022. All Rights Reserved.
Licence number 100022432
Plotted Scale - 1:2000. Paper Size - A4

AMP
Alex Munday Planning

The Retreat, Salisbury Road, Romsey SO51 6AN

HM Land Registry



ERIC ROBINSON SOLICITORS
DX52750
BITTERNE

Date
17 January 2018

Your Ref
PSA/MAC544/3

Our Ref
RCS/HP808160

Completion of registration

Title number	HP808160
Property	Land Lying To The North Of Salisbury Road, Calmore, Southampton
Registered proprietor	Macra Limited

Your application lodged on 05 July 2017 has been completed. An official copy of the register is enclosed together with an official copy of the title plan.

The official copy shows the entries in the individual register of title as at the date and time stated on it. You do not need to reply unless you think a mistake has been made in completing your application.

An owner's property is probably their most valuable asset so it's important to protect it from the risk of fraud. Please read our property fraud advice at www.gov.uk/protect-land-property-from-fraud

Important information about the address for service

If we need to write to an owner, a mortgage lender or other party who has an interest noted in the register, we will write to them at their address shown in the register. We will also use this address if we need to issue any formal notice to an owner or other party as a result of an application being made. Notices are often sent as a safeguard against fraud so it is important that this address is correct and up-to-date. If it is not, the property owner or other party may not receive our letter or notice and could suffer a loss as a result.

Up to three addresses for service can be entered in the register. At least one of these must be a postal address, but this does not have to be in the United Kingdom; the other two may be a DX address, a UK or overseas postal address or an email address.

Please let us know at once of any changes to an address for service.

For information on how a property owner can apply to change their contact details or add an address, please see www.gov.uk/government/publications/updating-registered-owners-contact-address on GOV.UK (or search for "COG1") or contact HM Land Registry Customer Support (0300 006 0411) (0300 006 0422 for Welsh speakers service) from Monday to Friday between 8am and 6pm.

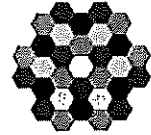
If you require this correspondence in an alternative format, please let us know.

HM Land Registry
Weymouth Office
PO Box 75
Gloucester
GL14 9BD

DX 321601
Gloucester 33

Tel 0300 006 0014
weymouth.office@
landregistry.gov.uk

www.gov.uk/land-registry



Official copy of register of title

Title number HP808160

Edition date 05.07.2017

- This official copy shows the entries on the register of title on 17 Jan 2018 at 09:00:13.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 17 Jan 2018.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry Weymouth Office.

A: Property Register

This register describes the land and estate comprised in the title.

HAMPSHIRE : NEW FOREST

- 1 The Freehold land shown edged with red on the plan of the above title filed at the Registry and being land lying to the north of Salisbury Road, Calmore, Southampton.
- 2 The Conveyance affecting the land tinted blue on the title plan dated 14 October 1980 referred to in the Charges Register contains the following provision:-

"IT is hereby agreed and declared that the Purchasers and all persons deriving title through them shall not hereby acquire any right of light or air over the adjoining land retained by the Vendor so as in any way to restrict or interfere with the free use by the Vendor or his successors in title of such retained land for building or any other purpose."
- 3 The Conveyance affecting the land tinted pink on the title plan dated 19 March 1984 referred to in the Charges Register also contains the following agreement and declaration:-

IT IS HEREBY AGREED AND DECLARED THAT the Purchasers and all persons deriving title under them shall not hereby acquire any right of light or air over the adjoining land retained by the Vendor so as in any way to restrict or interfere with the free use by the Vendor or his successors in title of such retained land for building or any other purpose.
- 4 (05.07.2017) The land has the benefit (to the extent mentioned in the Note below) of any legal easements granted by the Transfer dated 7 October 2016 referred to in the Charges Register but is subject to any rights that are reserved by the said deed and affect the registered land.

NOTE: The easements granted by the above deed are included in the registration only so far as they are capable of subsisting at law and are granted over the land now or formerly comprised in title(s) HP181910 and HP268671.
- 5 (05.07.2017) The Transfer dated 7 October 2016 referred to above contains provisions as to light or air and boundary structures and a provision relating to the creation and/or passing of easements.

Title number HP808160

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (05.07.2017) PROPRIETOR: MACRA LIMITED (Co. Regn. No. 10079616) of 10 Monks Brook Industrial Park, School Close, Chandler's Ford, Eastleigh SO53 4RA.
- 2 (05.07.2017) The price stated to have been paid on 7 October 2016 was £263,333.
- 3 (05.07.2017) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 7 October 2016 in favour of National Westminster Bank PLC referred to in the Charges Register.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 A Conveyance of the land in this title and other land dated 22 December 1937 made between (1) Embley Estates Company (Company) (2) Joseph John Crosfield and (3) Alfred Jewell contains the following covenants:-

THE Purchaser hereby covenants with the Company

THAT no dwelling constructed of tin iron or asbestos or roofed with iron or tin shall be erected on the property sold or on any part thereof and no timber built houses shall be erected on the said property unless the plans thereof shall first have been approved by the Company and that no caravan railway carriage house on wheels show booths swings or roundabouts shall be placed or permitted or suffered to be placed on the said property.
- 2 The land is subject to the following rights reserved by a Conveyance of the land in this title and other land dated 29 June 1946 made between (1) Alfred Jewell (Vendor) and (2) Frederick Henry Jewell (Purchaser):-

Except and reserved any right of light or air over adjoining or neighbouring land belonging to the said Embley Estates Company or its successors in title.
- 3 The land tinted blue on the title plan is subject to the following rights reserved by a Conveyance thereof and other land dated 14 October 1980 made between (1) Edward Hilary Jewell (Vendor) and (2) Stanley Frederick Bundy and Mary Elizabeth Bundy (Purchasers):-

"Except and Reserving unto the Vendor for himself and his successors in title the owners and occupiers of Shelley Farm aforesaid the right to drain water through the land drains situate on the land hereby agreed to be sold now or within Eighty years from the date hereof and to enter upon the said land for the purpose of inspecting clearing renewing maintaining and repairing the said land drains making good all damaged occasioned thereby."
- 4 The land tinted pink on the title plan is subject to the following rights reserved by a Conveyance dated 19 March 1984 made between (1) Edward Hilary Jewell (Vendor) and (2) Stanley Frederick Bundy and Mary Elizabeth Bundy:-

"EXCEPT AND RESERVING unto the Vendor for himself and his successors in title the owners and occupiers of Shelley Farm aforesaid all easements or quasi easements of any exercised over the land hereby conveyed and the right to drain water through land drains now or hereafter situate on the land hereby conveyed and to enter on such land for the purpose of inspecting cleaning renewing maintaining and repairing the said land drains and any other services in respect of which the Vendor enjoys any easement or quasi easement the person or persons exercising such rights making good all damage occasioned thereby."

Title number HP808160

C: Charges Register continued

- 5 (16.09.2014) The land is subject to the rights granted by a Deed dated 11 September 2014 made between (1) Gary Wayne Mills and Tessa Mariella Trenchard and (2) SSE Telecommunications Limited .

The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed under HP181910.

- 6 (05.07.2017) A Transfer of the land in this title dated 7 October 2016 made between (1) Tessa Marielle Trenchard and Gary Wayne Mills and (2) Macra Limited contains restrictive covenants.

NOTE: Copy filed.

- 7 (05.07.2017) REGISTERED CHARGE dated 7 October 2016 affecting also title HP418573.

- 8 (05.07.2017) Proprietor: NATIONAL WESTMINSTER BANK PLC (Co. Regn. No. 929027) of Credit Documentation Department, 8th Floor, 1 Hardman Boulevard, Manchester M3 3AQ.

End of register

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 17 January 2018 shows the state of this title plan on 17 January 2018 at 09:00:14. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title 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.

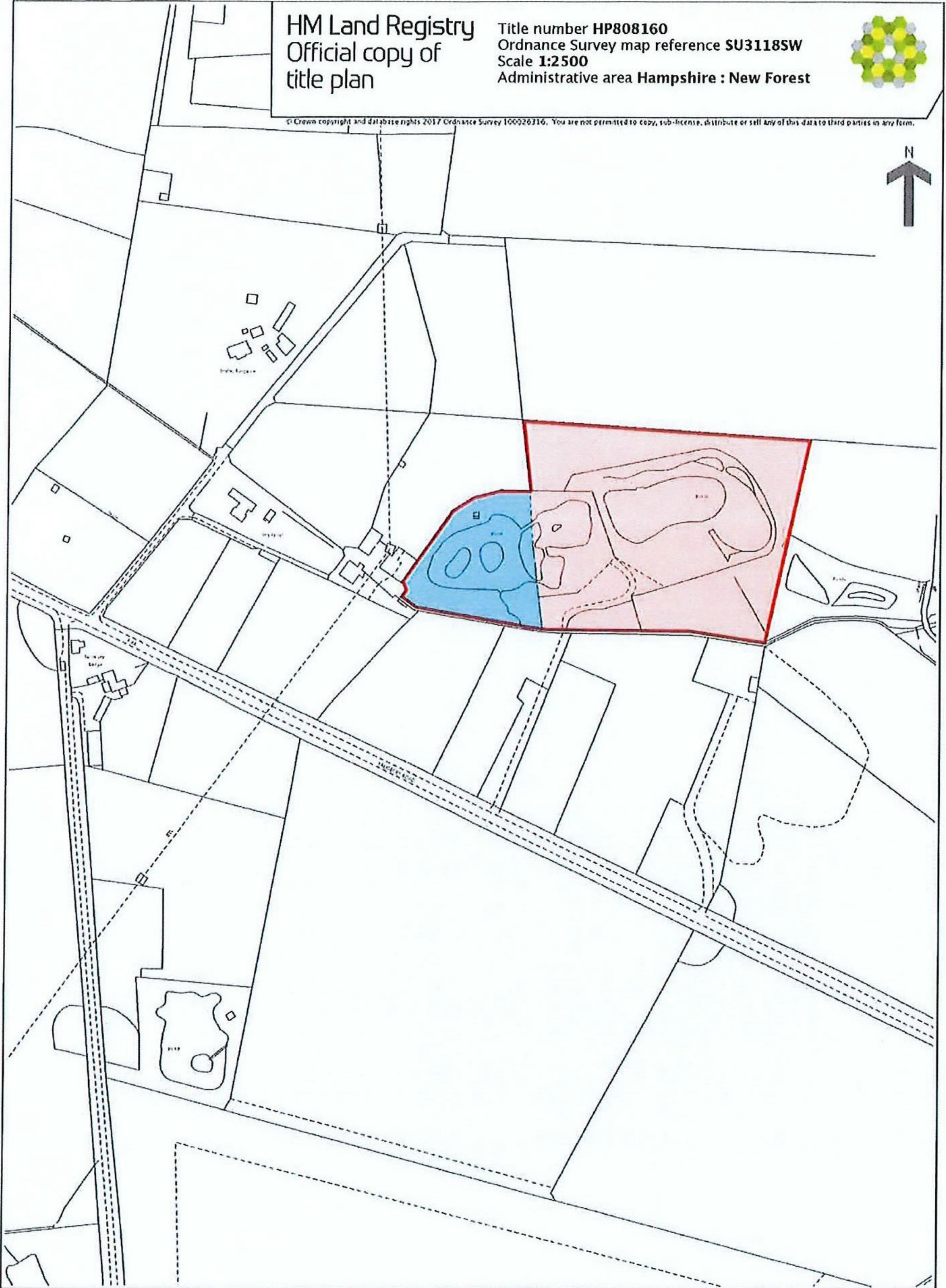
This title is dealt with by the HM Land Registry, Weymouth Office .

HM Land Registry
Official copy of
title plan

Title number **HP808160**
Ordnance Survey map reference **SU3118SW**
Scale **1:2500**
Administrative area **Hampshire : New Forest**



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COUNCIL TAX BILL 2020/21



Appletree Court, Beaulieu Road, Lyndhurst, SO43 7PA
E-mail: counciltax@nfdc.gov.uk

MR D BURTON
AND MRS J BURTON
THE RETREAT
SALISBURY ROAD
OWER
ROMSEY
HAMPSHIRE
SO51 6AN



403
063319/377

Date of Issue 6th March 2020

Based on information as at 28th February 2020

Account Number [REDACTED]
(please quote)

[Empty box for account details]

The Valuation Band for this dwelling is **D**

Council Tax for properties in band D is made up as follows:

	£	% change from last year
Hampshire County Council	1174.45	2.0
Adult Social Care	111.83	2.0
Fire and Rescue Service	69.06	2.0
Police & Crime Commissioner	211.46	5.0
New Forest District Council	178.36	2.9
Your Parish or Town Council	18.87	9.5
COPYTHORNE		
Total	1764.03	4.0

00574856 / 864253 / 063319 / 1 of 1 / 0000000

Charge for period	from	to	£
	01-APR-2020	31-MAR-2021	1764.03

The council tax attributable to Hampshire County Council includes a precept to fund adult social care. For further details, please go to hants.gov.uk/counciltax

Account Enquiries 01590 646111
Benefit Enquiries 01590 646121

AMOUNT TO PAY £ **1764.03**

First instalment due on new instalment plan 01-APR-2020 180.03
9 other instalments due on 01-MAY-2020 to 01-JAN-2021 9 x 176.00

These instalments will be collected by Direct Debit:-
Sort Code [REDACTED]



New Forest
DISTRICT COUNCIL

Town Hall, Lymington, Hants SO41 9ZG
E-mail: counciltax@nfdc.gov.uk

MR D BURTON & MRS J BURTON
THE RETREAT
SALISBURY ROAD
OWER
ROMSEY
HAMPSHIRE
SO51 6AN

New Prop

There is £97.12 outstanding from
previous year(s) - included
in the new instalments.

Date of Issue

23-JUL-2019

Account Number

(please quote)

Your parish/town council is:-
Copythorne

The Valuation Band for this dwelling is

D

Council Tax for properties in band D is made up as follows:		
	£	% change from last year
Hampshire County Council	1149.77	3.0
Adult Social Care Precept	87.10	0.0
Fire and Rescue Authority	67.71	3.0
Police Commissioner	201.46	13.5
New Forest District Council	173.36	3.0
Your Parish or Town Council	17.23	11.6
Total	1696.63	4.2

	from	to	£
Charge for period	04-MAR-2019	31-MAR-2019	124.88
Charge for period	01-APR-2019	31-MAR-2020	1696.63
Furnished/Unoccupied - 0% Discount	04-MAR-2019	12-MAR-2019	0.00
Payments Received			-404.35

The council tax attributable to Hampshire County Council includes a precept to fund adult social care. The precept is listed above. For further details, please go to hants.gov.uk/counciltax

Account Enquiries 01590 646111
Benefit Enquiries 01590 646121

AMOUNT PAYABLE £

1417.16

Payment due on	01-AUG-2019	£135.00
First instalment due on new instalment plan	01-SEP-2019	£258.16
4 other instalments due on	01-OCT-2019 to 01-JAN-2020	4 x £256.00

These instalments will be collected by Direct Debit:-

MR D BURTON & MRS J BURTON

COUNCIL TAX BILL

2019/2020



Town Hall, Lymington, Hants SO41 9ZG
E-mail: counciltax@nfdc.gov.uk

Date of Issue

04-APR-2019

Account Number

(please quote)

MR D BURTON & MRS J BURTON
THE RETREAT
SALISBURY ROAD
OWER
ROMSEY
HAMPSHIRE
SO51 6AN

Your parish/town council is:-
Copythorne

Pay Method

The Valuation Band for this dwelling is

A

There is £83.26 outstanding from
previous year(s) - included
in the new instalments.

This bill replaces all previous bills

Council Tax for properties in band A is made up as follows:		
	£	% change from last year
Hampshire County Council	766.51	3.0
Adult Social Care Precept	58.07	0.0
Fire and Rescue Authority	45.14	3.0
Police Commissioner	134.31	13.5
New Forest District Council	115.57	3.0
Your Parish or Town Council	11.49	11.6
Total	1131.09	4.2

	from	to	£
Balance Brought Forward			83.26
Band Change (Increase)	01-APR-2019	31-MAR-2020	1131.09

The council tax attributable to Hampshire County Council includes a precept to fund adult social care. The precept is listed above. For further details, please go to hants.gov.uk/counciltax

The band shown above is provisional and is supplied to assist with the payment of instalments

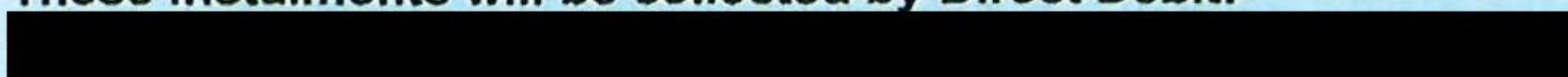
Account Enquiries 01590 646111
Benefit Enquiries 01590 646121

AMOUNT PAYABLE £

1214.35

First instalment due on new instalment plan 01-MAY-2019 £134.35
8 other instalments due on 01-JUN-2019 to 01-JAN-2020 8 x £135.00

These instalments will be collected by Direct Debit:-





**Valuation Office
Agency**

Andrew Corkish MRICS
Listing Officer
Rvu South
St Annes House
2 St Annes Road
Eastbourne
BN21 3LG

Mr David Burton
The Retreat
Salisbury Road
Ower
Romsey
Hants
SO51 6AN



Your Reference :
Our Reference : XXXXXXXXXX
Please Ask For : **Zac Shaw**
Contact Numbers: Tel 03000 501501
Fax
Date : 21 July 2019

Dear Sir/Madam,

COUNCIL TAX : NOTICE OF MAKING A NEW ENTRY IN THE VALUATION LIST

I have altered the Valuation List by making the new entry shown below because your property comprises a dwelling for Council Tax purposes and it is not shown in the Valuation List.

Billing Authority : NEW FOREST
Reference Number : 156290717
Address : THE RETREAT, SALISBURY ROAD, OWER, ROMSEY, HANTS, SO51
6AN
Band : D
Effective Date of Alteration : 4 March 2019

The band is based on the estimated open market value of the property at 1 April 1991 subject to certain statutory assumptions. The enclosed leaflet explains the importance of this Notice, and the appeals system.

If you do not agree with this Notice, you may appeal against the new entry and/or the effective date. If you wish to appeal please let me know and I will send you a 'proposal form'. Your proposal must reach me within 6 months from the date of this Notice.

If you have any questions please contact the person named above, who will be happy to help you. Questions about paying Council Tax should, however, be made to your local Council, shown above as the Billing Authority. They have already been notified of this change.

Yours faithfully,

Andrew Corkish MRICS
Listing Officer.

Enc.

VO 7702 (2000 v 3)

225298W/1P00046960J0010360102/





Fox Grant

THE RETREAT

OWER, ROMSEY, HAMPSHIRE

A Rare Leisure & Tourism Smallholding Offering Holiday Accommodation, Lakes, Pasture & Further Potential. Situated In An Accessible Rural Location. 7.8 Acres



SITUATION

M27 (J2) 1.5 miles, Romsey 4.3 miles, M3 (J14) 8 miles, Southampton 9 miles, Salisbury 14 miles, London 84 miles

Mainline Train Stations: Southampton Central to London/Waterloo 1h 20 mins, Romsey to London/Waterloo 1h 42 mins

International Airports: Southampton 10 miles, Bournemouth International Airport 23 miles

The Retreat is situated between the popular villages of Wellow and Ower, to the northern edge of The New Forest National Park and enjoys a rural setting with easy access from the A36. The property benefits from excellent communication links with the A36 providing access to the M27 and M3 motorway network to the south east. The Cathedral City of Salisbury lies within easy reach to the north west with the commercial Centre of Southampton to the south east.

Sporting, Local & Recreational Facilities The nearby market town of Romsey provides a good range of services including 3 supermarkets, a post office, public houses, restaurants, church, school and a mainline station with more comprehensive shopping, sporting and cultural facilities found in Southampton.

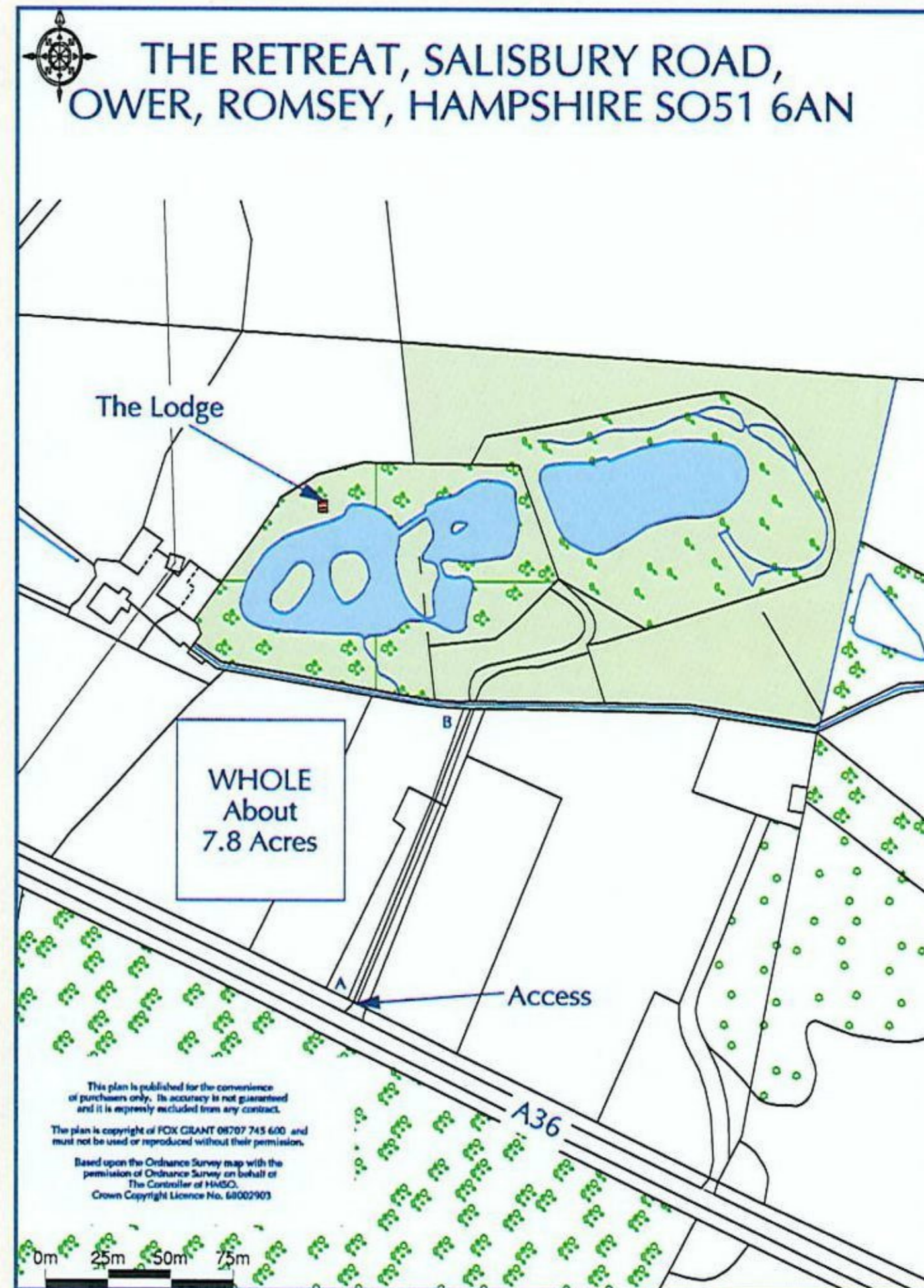
Excellent walking, cycling and outriding opportunities are available to the south within the New Forest National Park providing access to thousands of acres of moor, heath and woodland.

Sailing and water sports are available on the south coast within 40 minutes drive. Horseracing is at Salisbury with Wincanton and Bath to the west. Fishing can be enjoyed at the property or on the River Test nearby via private clubs and organisations. Golf can be enjoyed at Hamptworth, Highpost, Wellow and Salisbury & South Wilts.

THE RETREAT

The Retreat offers an excellent lifestyle and income opportunity for the leisure enthusiast with further potential to develop the site further subject to obtaining the necessary consents.

Set in approximately 7.8 acres the property comprises:



HOLIDAY COTTAGE

The Retreat is a timber lodge set in a delightful lakeside setting offering well-presented holiday accommodation.

The Lodge has previously been listed with cottages4you.co.uk (2016) and was providing a net income in the region of £14,000 p.a.

The lodge sleeps 2, with an en suite bedroom and open plan kitchen/living room. Outside a large raised deck offers opportunities for outside dining or simply watching the abundance of wildlife on view.

LAKES

The property has 2 spring fed lakes which are well stocked with coarse fish including a good number of carp, the most significant catch believed to be 22lbs to date.

The existing owners have never advertised the fishing opportunities at the property and have a clientele based on word of mouth and recommendation only.

In addition to the commercial opportunities provided by the lakes there is also strong wildlife and conservation potential with an abundance of wildlife and bird species currently in habitation.

- 2 Lakes stocked with coarse fish
- Potential to increase angling revenue
- Conservation interest

PASTURE

Surrounding the lakes on 3 sides lies approximately 2.7 acres of mainly level pasture which is currently arranged into a number of smaller enclosures.

The property is accessed directly off the A36, approached over a made up drive, before a 5 bar gate marks the entrance to the site.

AGENT'S NOTES

Access The property enjoys a right of access over the track marked A – B on the sale plan.

Local Authority New Forest District Council Tel: 02380 285000

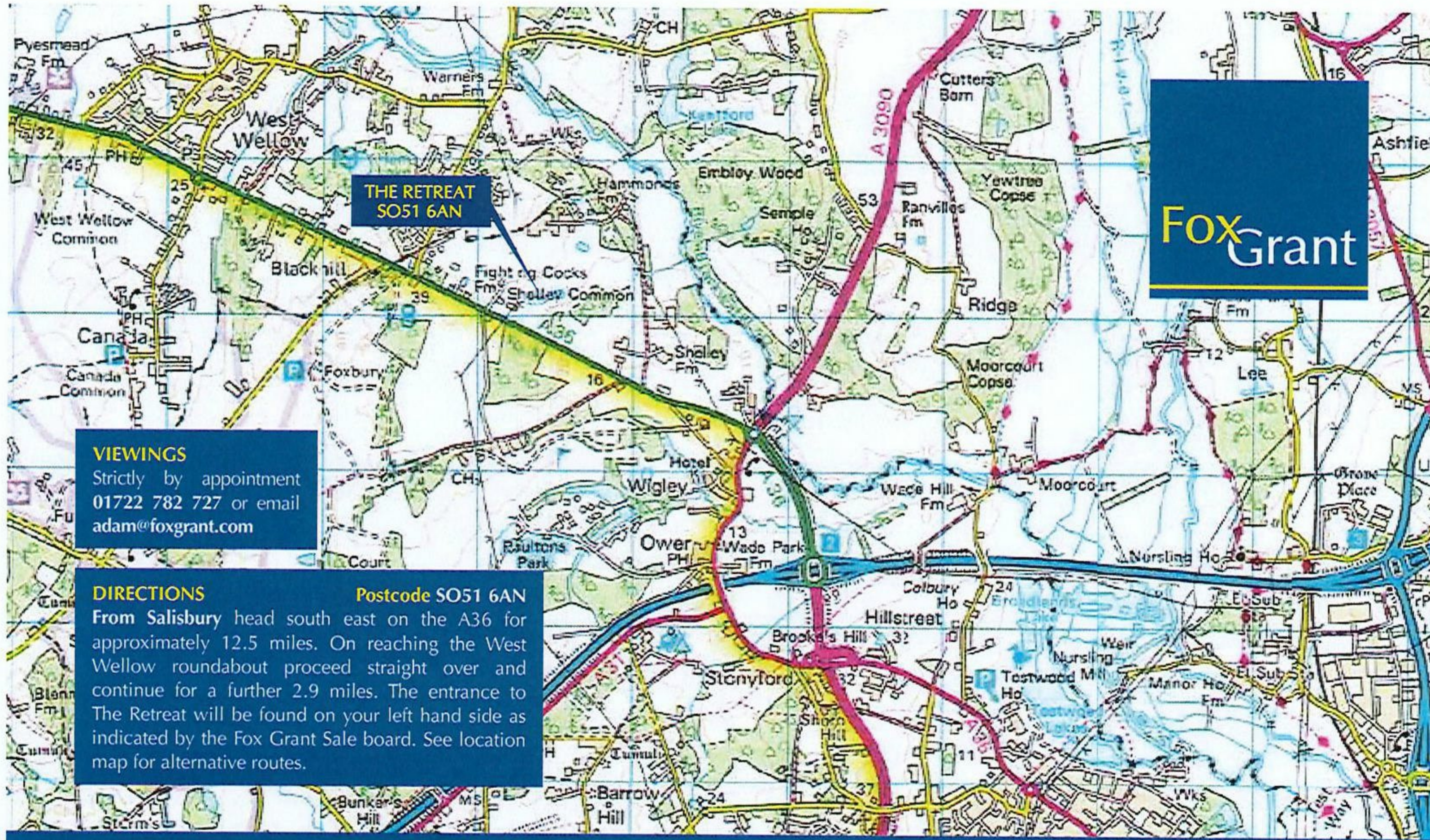
Services Mains electricity and water via sub meter. Electric heating and private drainage.

Stock The sale includes the fish stocks within the active lakes. Fox Grant is not liable in any way for the quality or quantity of fish stocks, nor any death or disease that may affect such stocks.

Particulars Prepared by Fox Grant in October 2017.

Fox Grant and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and OS plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Services have not been tested. Purchasers must satisfy themselves by inspection or otherwise.





Fox Grant

VIEWINGS
Strictly by appointment
01722 782 727 or email
adam@foxgrant.com

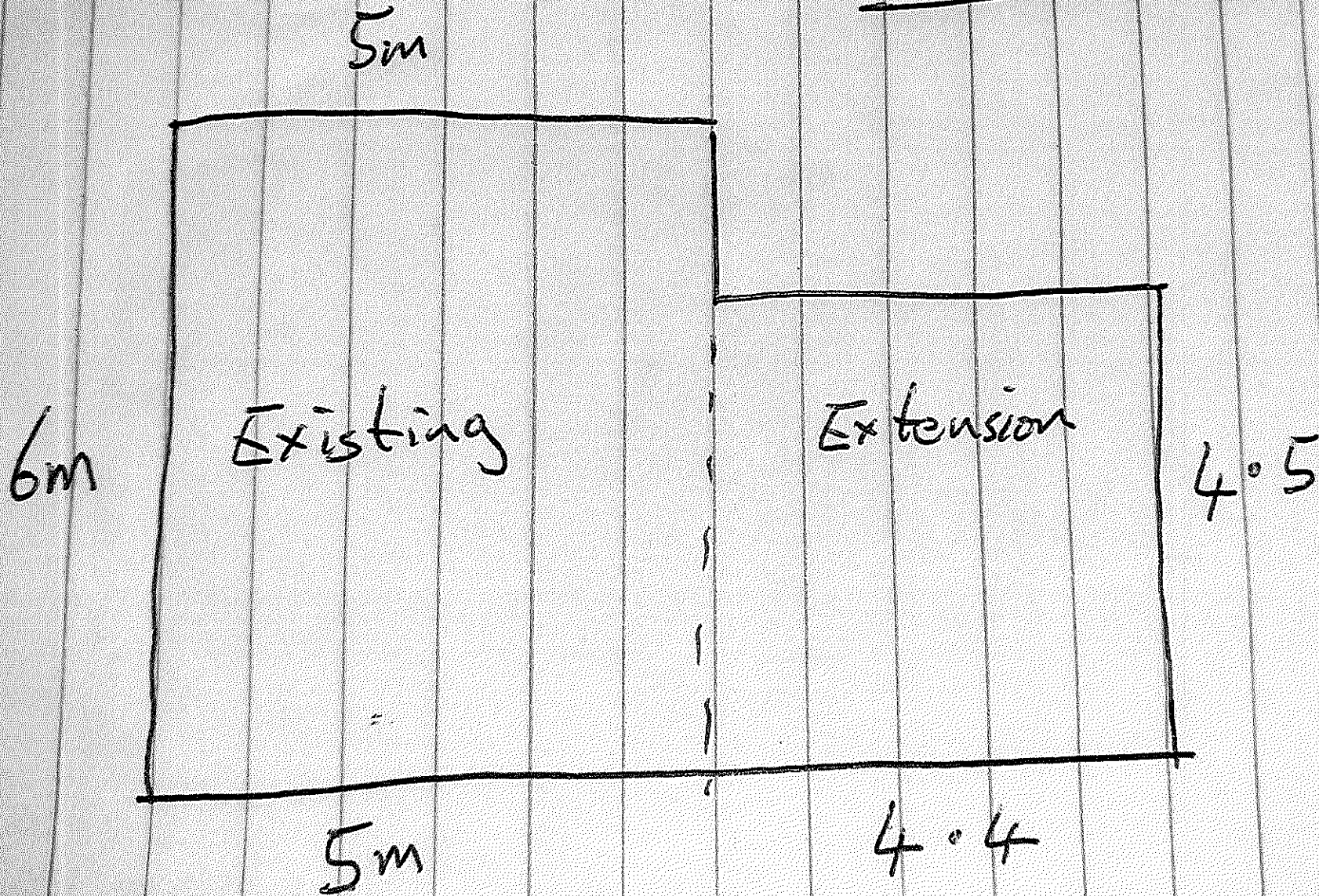
DIRECTIONS **Postcode SO51 6AN**
From Salisbury head south east on the A36 for approximately 12.5 miles. On reaching the West Wellow roundabout proceed straight over and continue for a further 2.9 miles. The entrance to The Retreat will be found on your left hand side as indicated by the Fox Grant Sale board. See location map for alternative routes.

foxgrant.com

LONDON 020 7692 8906	HEREFORD 01432 367 802	TAUNTON 01823 602 985	SHERBORNE 01935 815 391	SALISBURY 01722 782 727	TRUSTPILOT ★★★★★
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Exhibit 4

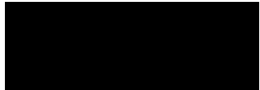
The Retreat



INVOICE

Bill To

David Burton
The Retreat, Salisbury Rd
ower SO516AN



T M Electrical Services

663, Castle Lane West
Bournemouth, Dorset BH8 9TS

Phone:
Email:

Payment terms Due upon receipt
Invoice # 318
Date 31/03/2018

Description	Total
Completed electrical works in new bedroom/ showeroom	£550.00
Completed electrical works in new bedroom/ shower room as per customer request The Retreat Salisbury rd SO516AN 22/02/2018	
Subtotal	£550.00
Total	£550.00

Payment details: Mr T Murphy Online payment details: Lloyds bank Sort code. Account.

Exhibit 6.



Warmer Waters Limited

73 Coombe Ave, Bournemouth. BH10 5AB

T: [REDACTED]

Invoice: 17180086

To:
Dave Burton, The Retreat, Ower. Romsey

2nd April 2018

Ref:
Refurbishment

Amount	Description	Unit Cost (EX. VAT)	VAT Rate	Sub total (EX. VAT)
1	<p>Supplied and fitted the following:</p> <p>Gledhill Unvented direct hot water cylinder. All associated pipework to suit new installation. Isolation points installed as per Water Regs Compliance.</p> <p>Supplied and fitted new shower room suite. All pipework alterations to suit new installation. Isolation points installed as per Water Regs Compliance. Silicone sealant applied where required. Colour match options used where possible.</p> <p>Suite Listed below supplied: 900 x 900 shower tray, waste and enclosure. Bristan electric shower with riser rail kit. Iflo Rhea close coupled toilet with soft close seat. 600 White floor standing vanity unit with basin Iflo Aura basin mixer tap with domed clicker waste.</p> <p>System refilled and tested for correct operation and soundness.</p>	£1986.00	20%	£1986.00
CIS Labour Total/Deduction:		£00.00	-20%	-£00.00
VAT Summary/Gross:		£1986.00	@20%	£2383.20
			Net:	£2383.20

Invoice Payable on receipt. Please quote invoice reference number on transfers/cheques. Keep this copy for your records.

All cheques are subject to an additional £25.00+VAT handling fee made payable to Warmer Waters LTD.

Transfers made to the Santander Account [REDACTED]

All monies must be cleared within 10 Working days of the date stated above. THANK YOU FOR YOUR BUSINESS.

Energy Performance Certificate



The Retreat, Sallsbury Road, Ower, ROMSEY, SO51 6AN

Dwelling type: Detached bungalow
 Date of assessment: 23 September 2016
 Date of certificate: 23 September 2016
 Reference number: 8916-7421-4500-5797-0922
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 28 m²

Use this document to:

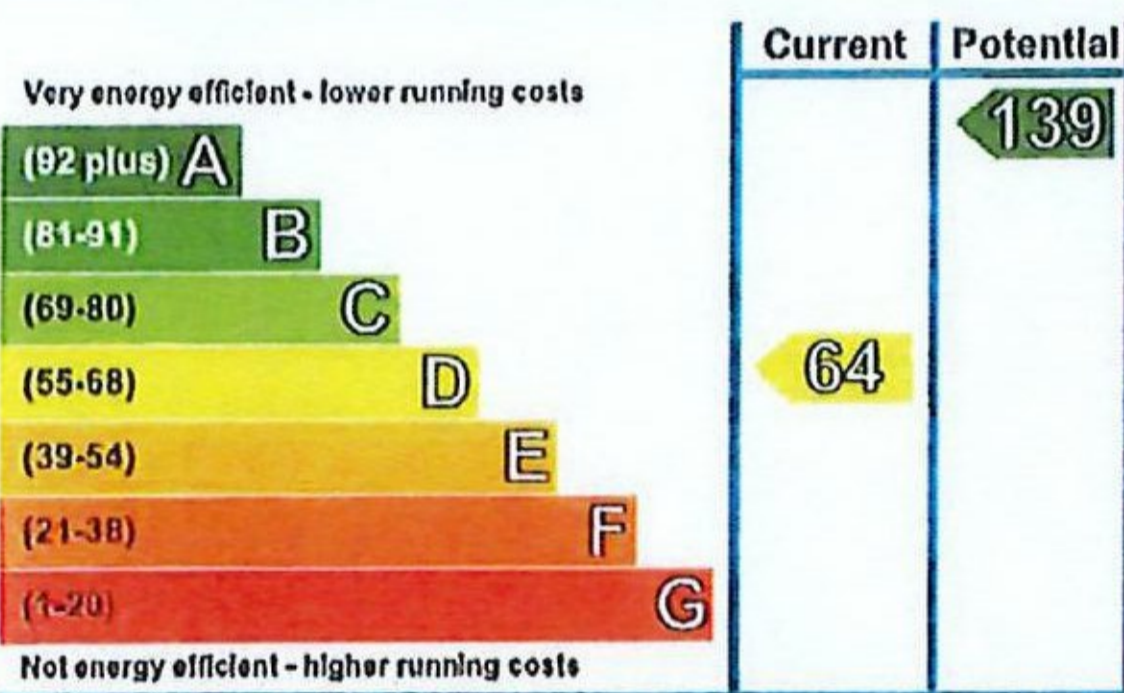
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,413
Over 3 years you could save	£ 642

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 150 over 3 years	£ 84 over 3 years	
Heating	£ 864 over 3 years	£ 507 over 3 years	
Hot Water	£ 399 over 3 years	£ 180 over 3 years	
Totals	£ 1,413	£ 771	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£20	£ 45	
2 High heat retention storage heaters	£800 - £1,200	£ 336	✓
3 Solar water heating	£4,000 - £6,000	£ 264	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Lucy Norris

From: [REDACTED]
Sent: 13 May 2022 13:37
To: Lucy Norris
Subject: RE: The Retreat, Ower, Near Romsey

Hi Lucy,

We first had this property on our database in July 2013. We don't have access to the availability with the accommodation we promote though. So it is possible that The Retreat was available before this (or, indeed, didn't have any availability until later). I hope that helps!

Thanks
John

From: Lucy Norris [mailto:lucy.norris@kiteleys.co.uk]
Sent: 13 May 2022 13:29
To: john@cottage-choice.co.uk
Subject: RE: The Retreat, Ower, Near Romsey

Thanks John

When did you first start promoting the property?

Kind regards

Lucy Norris

Solicitor
Kiteleys Solicitors



Please note that as of the 1st April 2021 my working hours will be Monday to Wednesday and Friday. I will no longer be working Thursdays.

COVID-19 requirements

Following the recent Government announcements, our offices will be closed however we are planning to run business as usual with staff working remotely so as not to hinder any ongoing work. We can still take your calls, emails and arrange meetings.

We would ask where possible that you send any documents to us via email. However, if original documents are required please send them in the post as normal.

Face to face appointments will happen when necessary and by appointment only. We are doing this in the interest of safety for both staff and clients. We sincerely apologise for any inconvenience this may cause.

We appreciate your co-operation and understanding at this time and will continue to follow the Government's advice and guidance.

Please be aware of the risk of cybercrime as criminals are targeting the legal sector. Kiteleys will not notify you of a change of bank details by email. If you receive any communication regarding a change in our bank details please contact our office immediately. Whilst we regret the inconvenience, we are unable to accept notification of your own bank details, or a change of those details, by email.

The firm is authorised and regulated by the Solicitors Regulation Authority, SRA ID 401309.

For more information about the work of the SRA, please visit <http://www.sra.org.uk>

Kiteleys Solicitors is the trading style of Kiteleys Solicitors Limited registered in England and Wales, registered number 03113721, registered office 40 Haven Road, Canford Cliffs, Poole, Dorset BH13 7LP. A list of Directors is available for inspection at our registered office.

This email and any attachments are confidential and intended solely for the addressee. If you have received it in error please delete it and notify the sender and do not copy or distribute or otherwise use the information contained in it.

From: [REDACTED]
Sent: 13 May 2022 13:27
To: Lucy Norris [REDACTED]
Subject: RE: The Retreat, Ower, Near Romsey

Hello Lucy,

Thank-you for your email.

We promoted "The Retreat" when it was available with Cottages.Com (<https://www.cottages.com>). They would be the people to speak to!

Thanks
John

From: Lucy Norris [REDACTED]
Sent: 13 May 2022 11:23
To: [REDACTED]
Subject: The Retreat, Ower, Near Romsey

Dear Sirs

We are acting for the owners of the above property in relation to a planning and permitted development application.

We note that you previously listed the property as a holiday let on your website, could we please trouble you to confirm the date on which you listed the property.

Kind regards

Lucy Norris

Solicitor
Kiteleys Solicitors

Exhibit 10.



☎ 01202 515566
🌐 prokil.co.uk | office@prokil.co.uk
📍 Head Office: Prokil Limited, 290
Holdenhurst Road, Bournemouth, BH8 8AY.

Date: 18th May 2022

RE: The Retreat, Salisbury Road, Ower, SO51 6AN


To Whom it May Concern,

I Giancarlo Marsango, Director of Prokil Limited, can confirm that David Burton was employed prior to their purchase of the above mentioned property in 2018.

On the day of purchase completing, 29 th January 2018, Mr. Burton change his correspondence address to The Retreat, Salisbury Road, Ower, SO51 6AN.

I can further confirm that this has been Mr. Burton continuous residential address alongside his wife Jane Burton, as I have regularly visited them as this address for the last 4 and half years.

Yours Sincerely


Giancarlo Marsango



Prokil Limited's accreditation's and partnerships

Registered Office: Prokil Limited, 290 Holdenhurst Road, Bournemouth, BH8 8AY. Registered Co. No. 4348686. VAT Reg No. 132 7032 32

DATED

31/8/22

2022

STATUTORY DECLARATION

OF

Mr Gary Mills

IT IS HEREBY CERTIFIED THAT THIS
IS A TRUE AND ACCURATE COPY OF THE
ORIGINAL

KITELEYS SOLICITORS
LIMITED

31.8.2022

I Gary Mills of The Roost, Salisbury Road, Ower, Romsey SO51 6AN, do solemnly and sincerely declare as follows:-

1. This Statutory Declaration has been prepared to accompany an application for a Certificate of Lawfulness (existing) in respect to the residential property at The Retreat, Salisbury Road, Ower, Romsey SO51 6AN.
2. The attached plan (Exhibit 1) identifies the land known as The Retreat and the location of the building to which this Statutory Declaration relates.
3. I am familiar with the property known as The Retreat as my property and land immediately adjoin. I am also a former owner of The Retreat which I purchased in early 2012. When I bought the property the building, outlined in red on Exhibit 1, was already there and in use as a holiday let. I continued to rent it out throughout my ownership on a short-term basis to holiday makers and people fishing. They usually stayed 3 nights on average per visit.
4. I sold The Retreat in 2016 to Mr Michael Mayock. During his ownership the property continued to be let as a holiday let. I know this because I could see different visitors staying at the property all the time. There was no single occupier(s). I saw and met various visitors during my morning dog walks.
5. Mr Mayock sold The Retreat to Mr and Mrs Burton after just two years of ownership.
6. Mr and Mrs Burton bought The Retreat at the beginning of 2018 and have lived there continuously since then. For the first two years of their ownership I supplied them with electricity and water via a private agreement. After two years they made arrangements for their own electricity supply, and I continue to supply their water.
7. Since I have known the property, the building at The Retreat has always been in residential use, either as holiday lets or as a permanent dwelling since Mr and Mrs Burton moved bought it and moved in more than 4.5 years ago.

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 at

In the County of Hampshire

Kiteleys Solicitors
1 East Borough
Wimborne
BH21 1PA

This 31 day of August 2022

IT IS HEREBY CERTIFIED THAT THIS
IS A TRUE AND ACCURATE COPY OF THE
ORIGINAL

[REDACTED]
KITELEYS SOLICITORS
LIMITED

Lucy Norris
31.8.2022

Exhibit 1



Promap
LANDMARK INFORMATION

Ordnance Survey © Crown Copyright 2022 All Rights Reserved
Licence number 100022432
Horizontal Scale - 1:2000, Paper Size - A1

AMP
Agricultural Machinery Planning

The Retreat, Salisbury Road, Romsey SO51 6AN

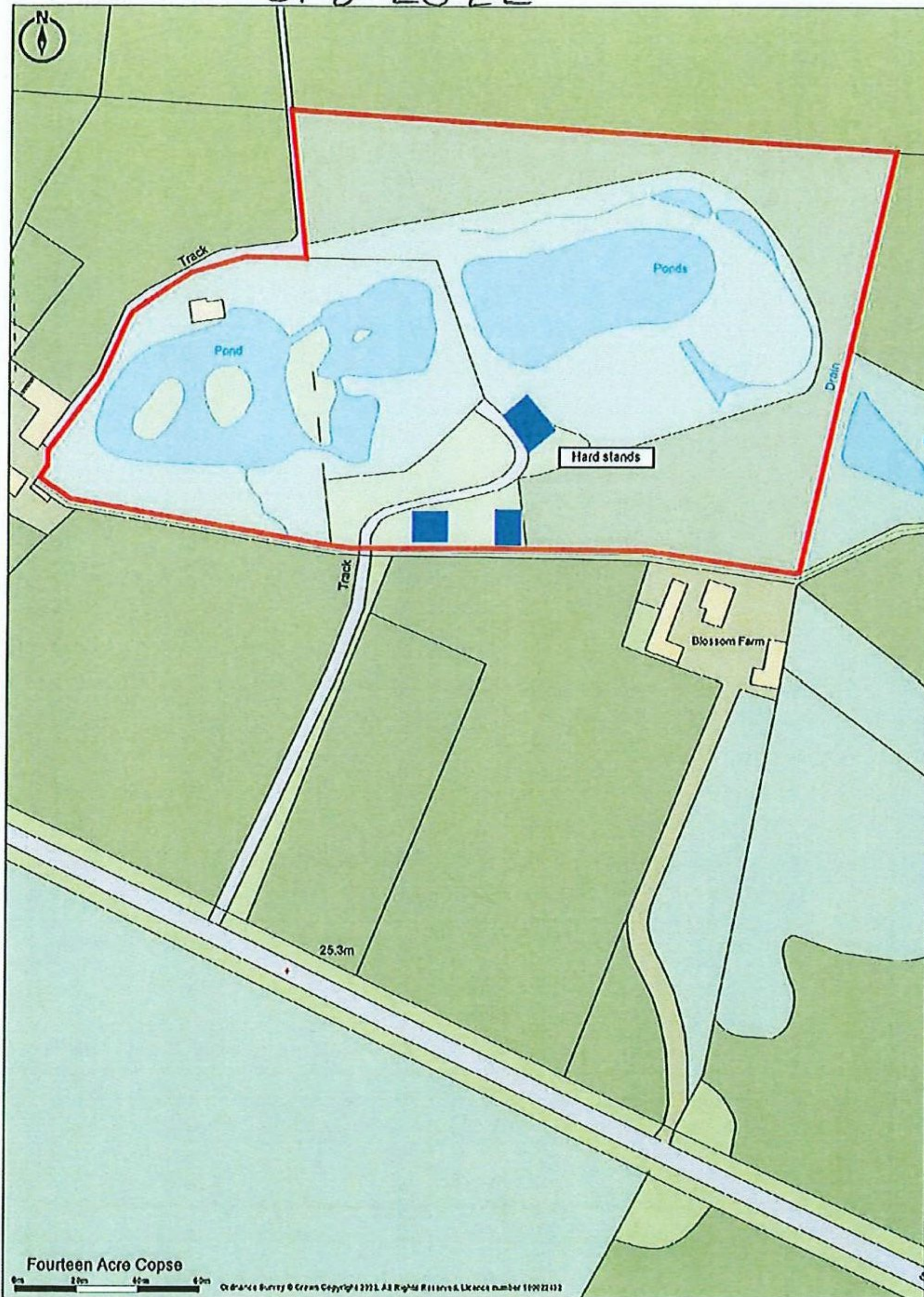
[REDACTED]
31/8/22

IT IS HEREBY CERTIFIED THAT THIS
IS A TRUE AND ACCURATE COPY OF THE
ORIGINAL

[REDACTED]
KITELEYS SOLICITORS
LIMITED

Lucy Norris
31.8.2022

Exhibit 2



Promap
LANDMARK INFORMATION

Ordnance Survey © Crown Copyright 2022. All Rights Reserved.
Licence number 100022432
Flowed Scale - 1:1000. Paper Size - A4

AMP
Aerial Mapping Planning

The Retreat, Salisbury Road, Romsey SO51 6AN

[REDACTED]
[REDACTED]
31/8/22

To whom it may concern

Our Ref: LN/B03036.1/Burton
Date: 22 July 2022

Dear Sirs

Re: The Retreat, Salisbury Road, Ower, SO51 6AN
Mr and Mrs Burton

We acted for the owners of the above property during their purchase which completed at the beginning of 2018.

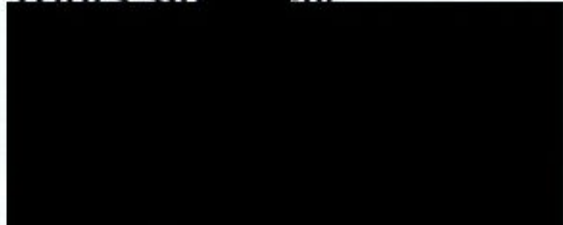

Mr and Mrs Burton purchased the property directly from Macra Limited (Mike Mayock) during the course of the transaction it came to our attention that Mike Mayock had been advertising the property as an air B&B, offering not only stays in the property but also camping and the use of the fishing lakes.

We asked the sellers solicitors to remove the advert in the course of our enquiries as our clients were looking to reside in the property as their sole residential property, however, I understand that the camping and the fishing lakes advertisements were to remain.

The property was sold to Mr and Mrs Burton with the entire contents in situ which included everything needed to accommodate a stay at the property, it was fully furnished and included fire blankets.

From our knowledge the property was used as a holiday let, advertised camping and fishing throughout the period of ownership by Mike Mayock.

Yours sincerely


Lucy Norris
Kiteleys Solicitors


Boscombe
01202 393506

Conford Cliffs
01202 708634

Ferndown
01202 875646

Highcliffe
01425 278866

West Moors
01202 863933

Wimborne
01202 849242