STATUTORY DECLARATION

I, Philip John Bolt of Havana House, Cadeleigh, Tiverton, EX16 8HT in the County of Devon do solemnly and sincerely declare as follows:

1. My wife, Sheila Ivy Bolt, and I are the joint freehold owners of the property known as Havana House, Cadeleigh, Tiverton, EX16 8HT.

2. The property comprises a detached dwelling, parking, a private garden, an outbuilding, stables and other land. In total, the property extends to approximately 3.1 acres.

3. Attached hereto at Exhibit 1 is a plan that shows outlined in red the extent of the property. The dwelling is shown outlined in green on this plan.

4. My wife and I have lived at the property since July 2002.

5. Attached hereto at Exhibit 2 is a plan which shows outlined in pink the area that my wife and I have occupied and used with the dwelling as residential garden since we have lived at the property. This area comprises a shed, a hot tub, a greenhouse, a vegetable plot, flower boarders, garden shrubs and lawns. The lawns are maintained by regular mowing during the spring, summer and autumn.

6. Aerial photographs that were taken during the 2006, 2010, 2016, 2018, 2019, 2020 and 2022 that are available to view on Google Earth corroborate the use of the land a residential garden. They show the land well maintained. These photographs are attached hereto at Exhibit 3.

7. In addition to the aerial photographs, attached hereto at Exhibit 4 are photographs that I have that show the land in residential use. They are undated but were taken over a period of time commencing from when my wife and I moved into the dwelling.

I make this solemn declaration conscientiously believing the same to be true and by virtue of the provision of the Statutory Declarations Act 1835.

Declared by the said

Philip John Bolt [redacted]

At 6 ST PETER STREET, TIVERTON, EX16 6NX

This 24th day of OCTOBER 2023

Before me FAYE MARY ALICE WARD [redacted]

Solicitor/Commissioner for Oaths

MESSRS HOLE & PUGSLEY
SOLICITORS
6 ST PETER STREET
TIVERTON
DEVON EX16 6NX
DX49000 TIVERTON

EXHIBIT 1

Declared by the said

Philip John Bolt [redacted]

At 6 ST PETER STREET, TIVERTON, EX16 6NX

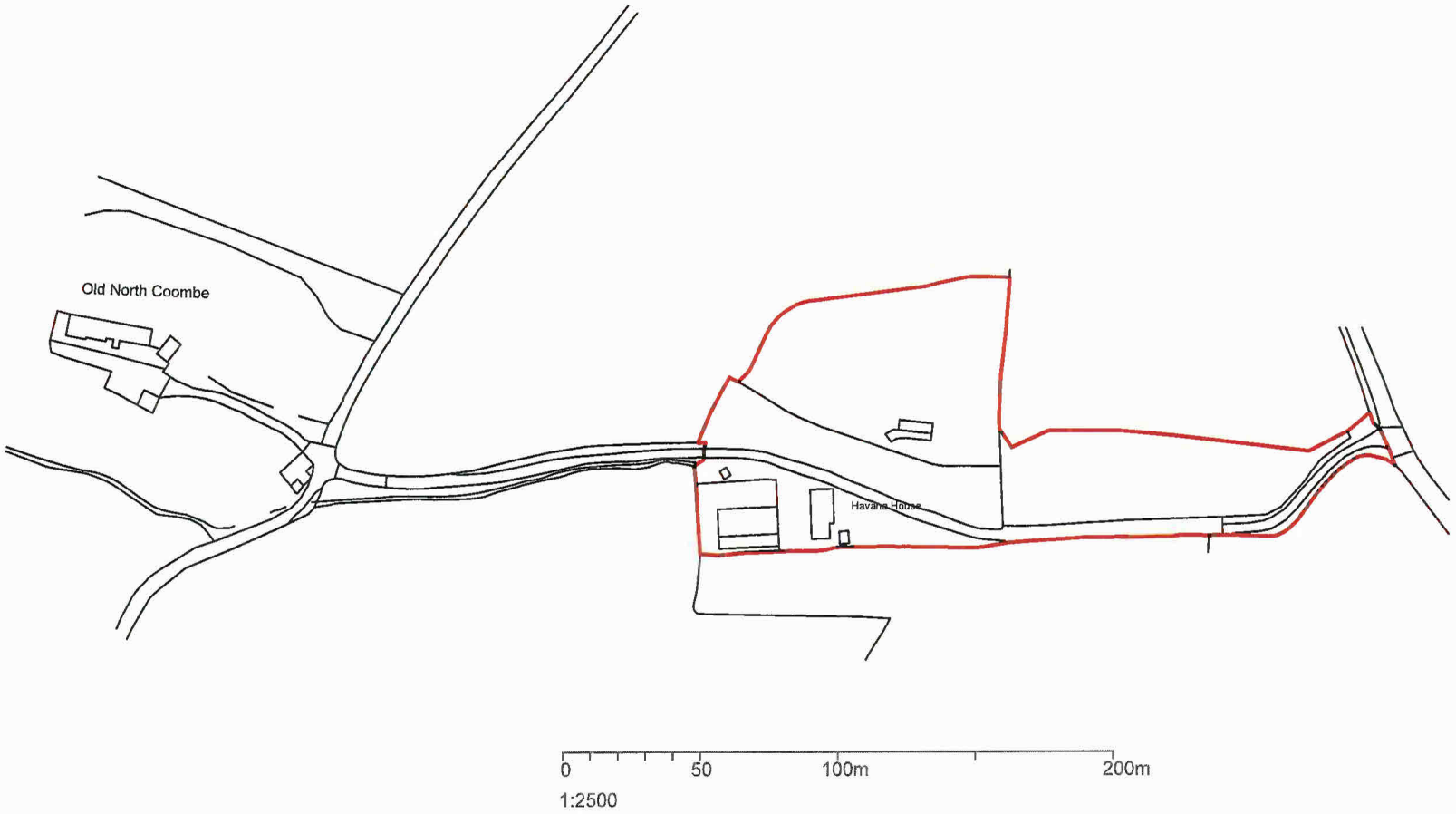
This 24TH day of OCTOBER 2023

Before me FAYE MARY ALICE WARD

[redacted]

Solicitor/Commissioner for Oaths

MESSRS HOLE & PUGSLEY
SOLICITORS
6 ST PETER STREET
TIVERTON
DEVON EX16 6NX
DX49000 TIVERTON



Acorn
RURAL PROPERTY CONSULTANTS
1b Oaklands Court, Tiverton Business Park,
Tiverton, Devon, EX16 6TG
T: 01884 212380

Client
Mr & Mrs Bolt

Site
Havana House
Cadeleigh
Tiverton
EX16 8HT

Project
Certificate of lawfulness for dwelling (use class C3) with unrestricted occupancy - dwelling free from the encumbrance of the planning conditions attached to planning permission 4/12/90/610

Title
Exhibit 1

Drawing No. ARPC8 Issue:

Scale 1:2500 (A4)

09 August 2023

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E&O.E
For submission with planning application.

EXHIBIT 2

Declared by the said

Philip John Bolt [redacted]

At 6 ST PETER STREET, TIVERTON, EX16 6NK

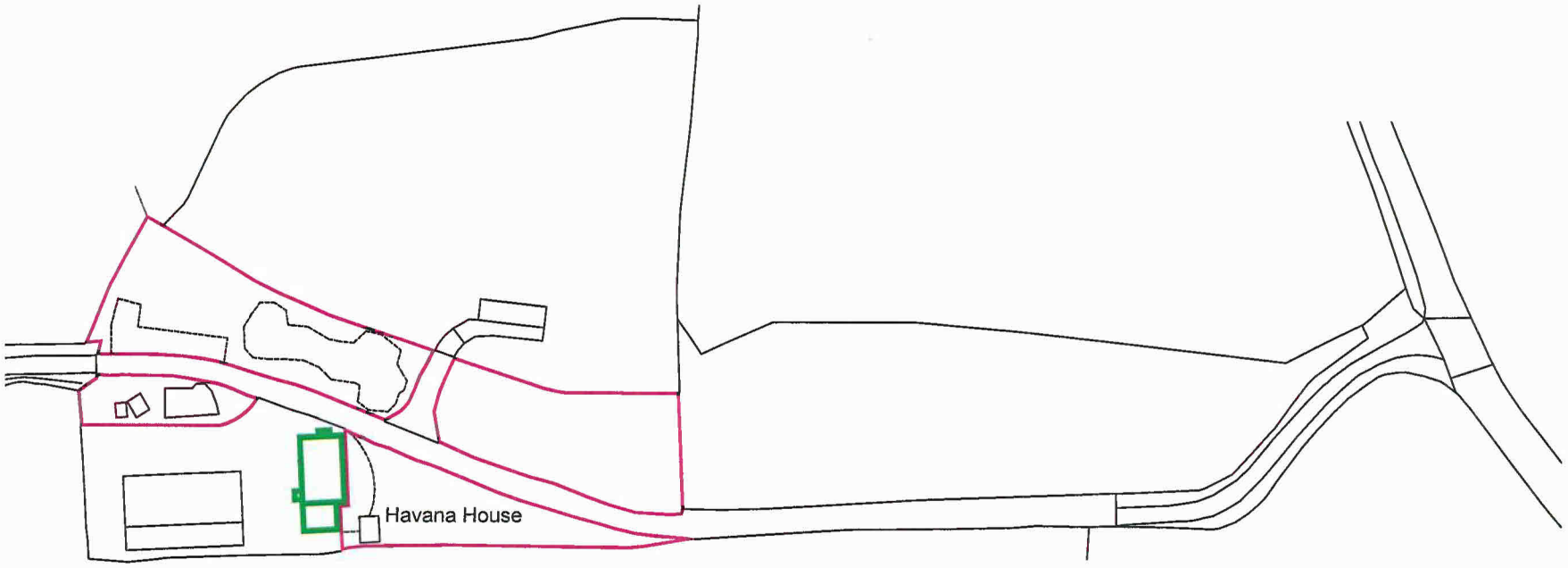
This 26th day of OCTOBER 2023

Before me FAYE MARY ALICE WARD

[redacted]

Solicitor/Commissioner for Oaths

MESSRS HOLE & PUGSLEY
SOLICITORS
6 ST PETER STREET
TIVERTON
DEVON EX16 6NX
DX49000 TIVERTON



0 10 20 30 40 50 100m
1:1250

Acorn
RURAL PROPERTY CONSULTANTS

1b Oaklands Court, Tiverton Business Park,
Tiverton, Devon, EX16 6TG
T: 01884 212380

Client
Mr & Mrs Bolt

Site
Havana House
Cadeleigh
Tiverton
EX16 8HT

Project
Certificate of lawfulness for dwelling (use class C3) with unrestricted occupancy - dwelling free from the encumbrance of the planning conditions attached to planning permission 4/12/90/610

Title
Exhibit 2

Drawing No. ARPC9 Issue:

Scale 1:1250 (A4)

09 August 2023

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E&0.E
For submission with planning application.

EXHIBIT 3

Declared by the said

Philip John Bolt [redacted]

At 6 ST PETER STREET, TIVERTON, EX16 6NX

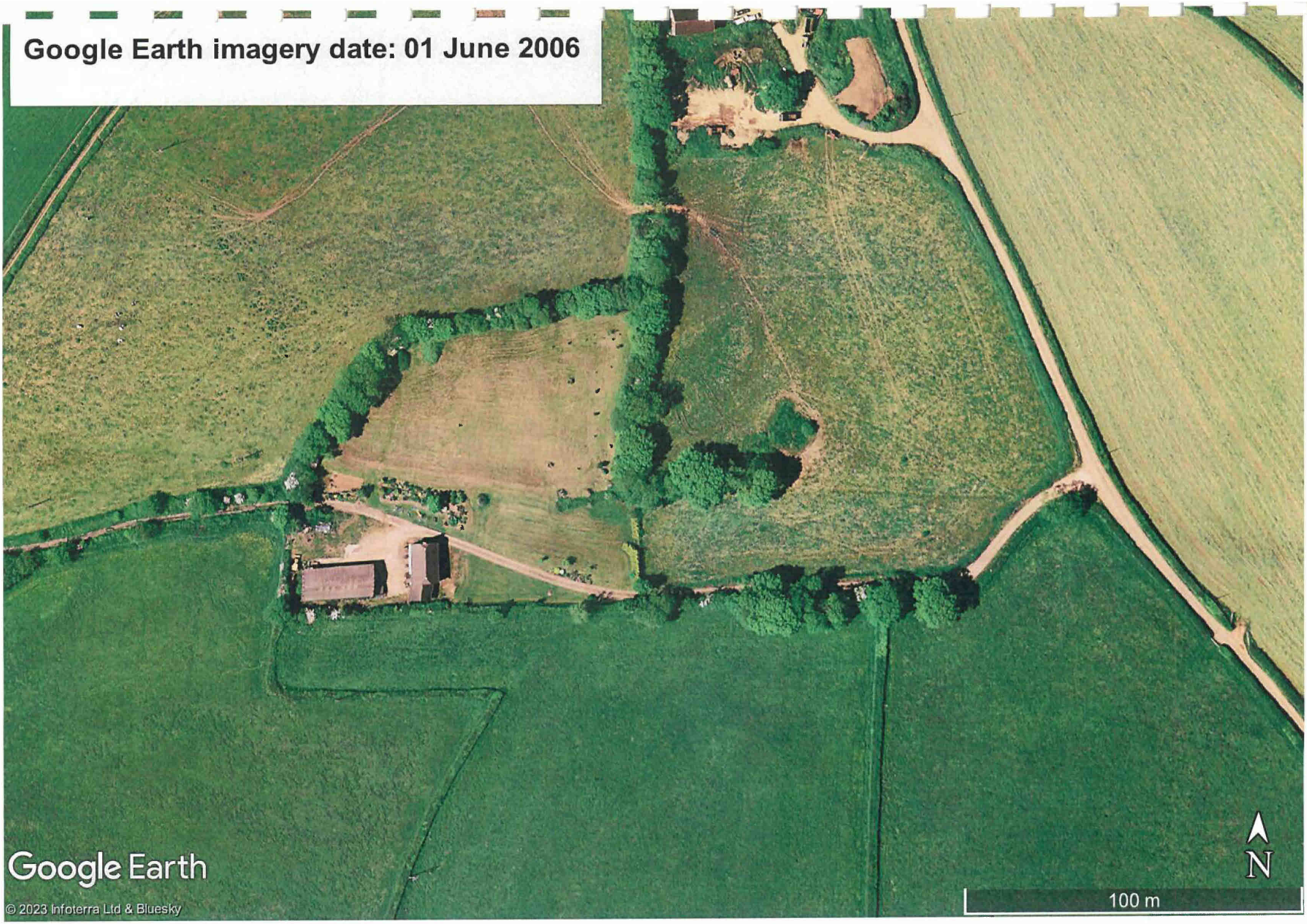
This 26th day of OCTOBER 2023

Before me FAYE MARY ALICE WARD

[redacted]

Solicitor/Commissioner for Oaths

MESSRS HOLE & PUGSLEY
SOLICITORS
6 ST PETER STREET
TIVERTON
DEVON EX16 6NX
DX49000 TIVERTON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Google Earth
© 2023 Infoterra Ltd & Bluesky
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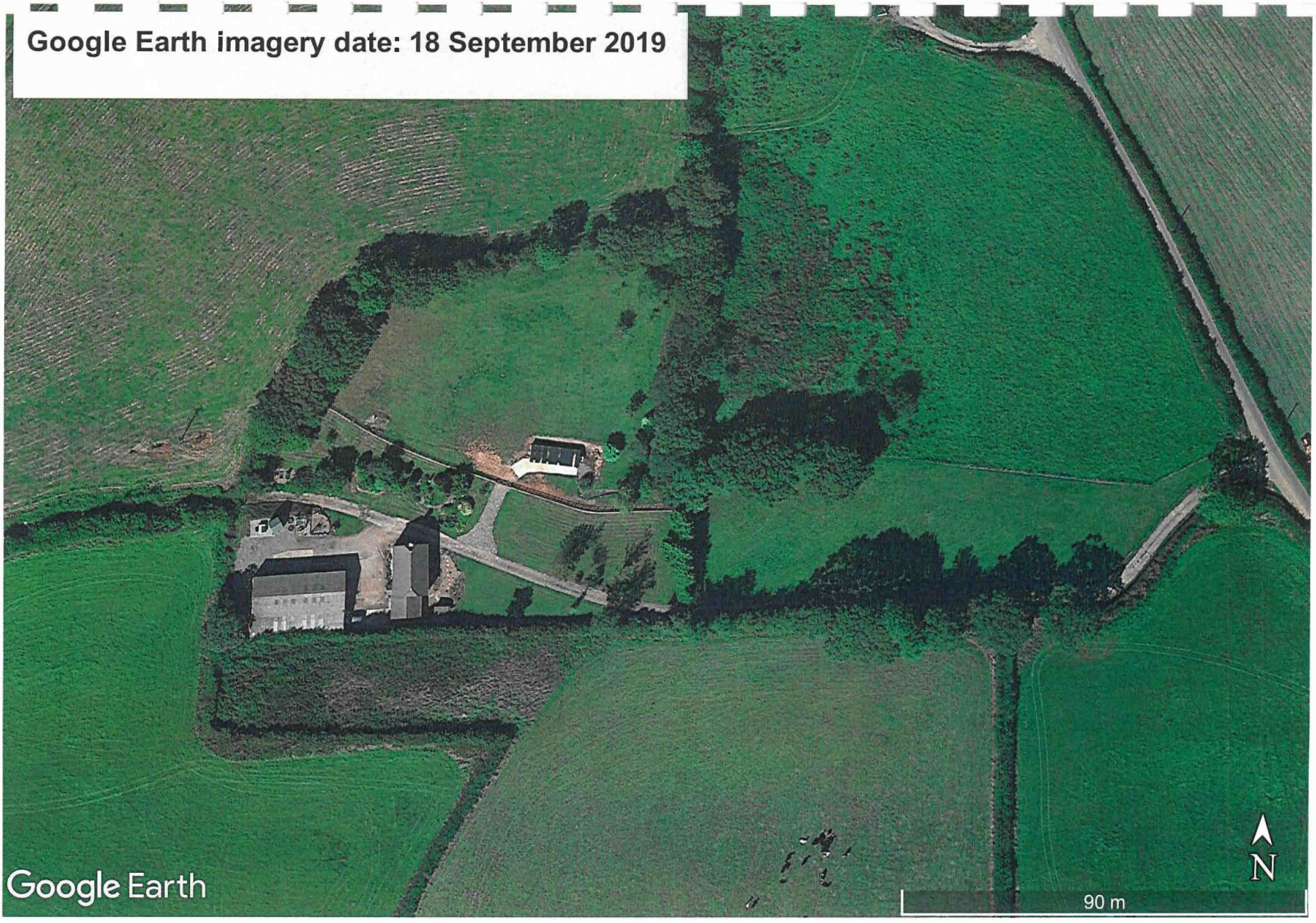
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Google Earth imagery date: 29 May 2020
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Google Earth imagery date: 22 June 2022
Google Earth
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90 m

EXHIBIT 4

Declared by the said

Philip John Bolt [redacted]

At 6 ST PETER STREET, TIVERTON, EX16 6NX

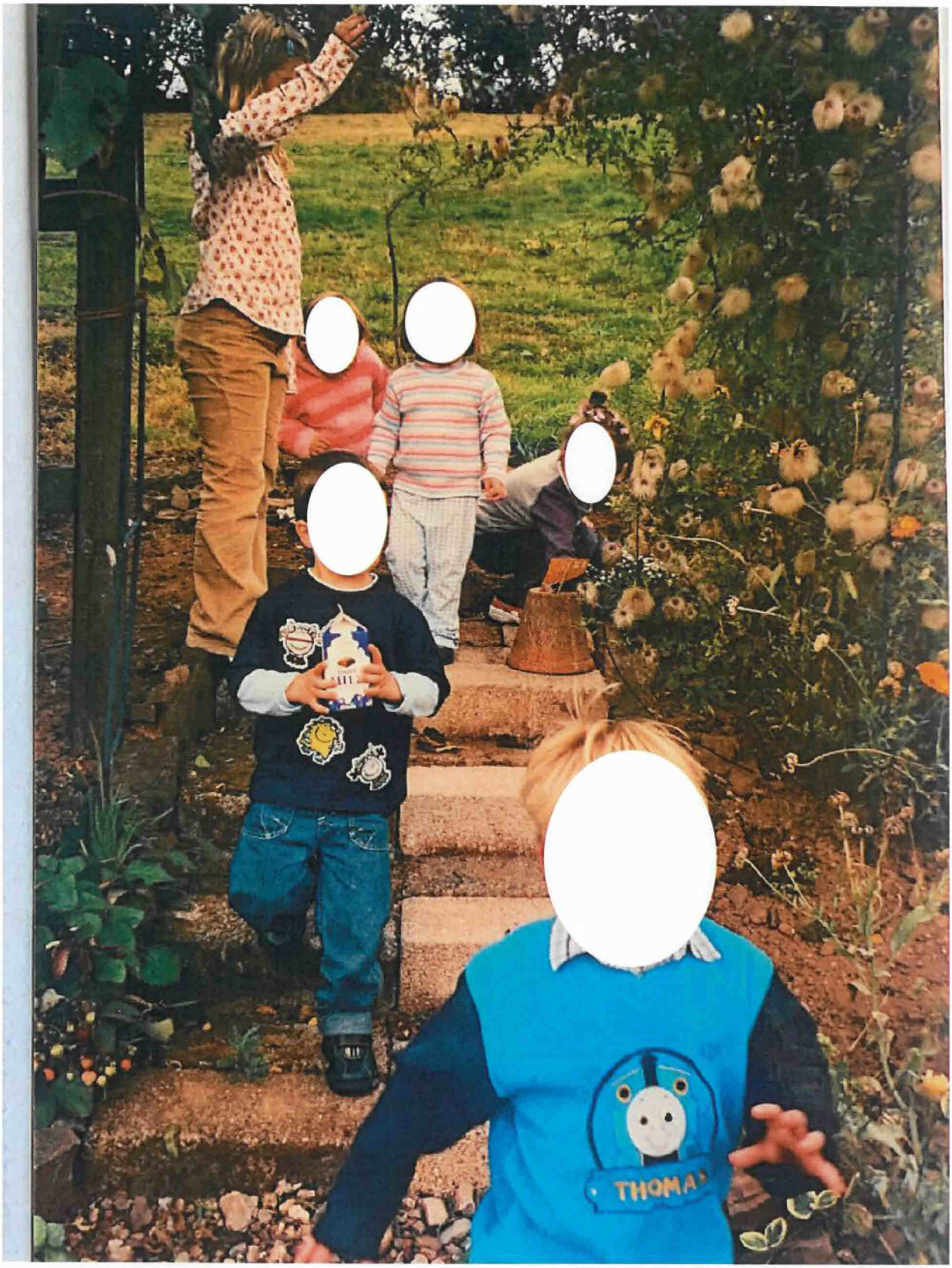
This 26th day of OCTOBER 2023

Before me FAYE MARY ALICE WARD

[redacted]

Solicitor/Commissioner for Oaths

MESSRS HOLE & PUGSLEY
SOLICITORS
6 ST PETER STREET
TIVERTON
DEVON EX16 6NX
DX49000 TIVERTON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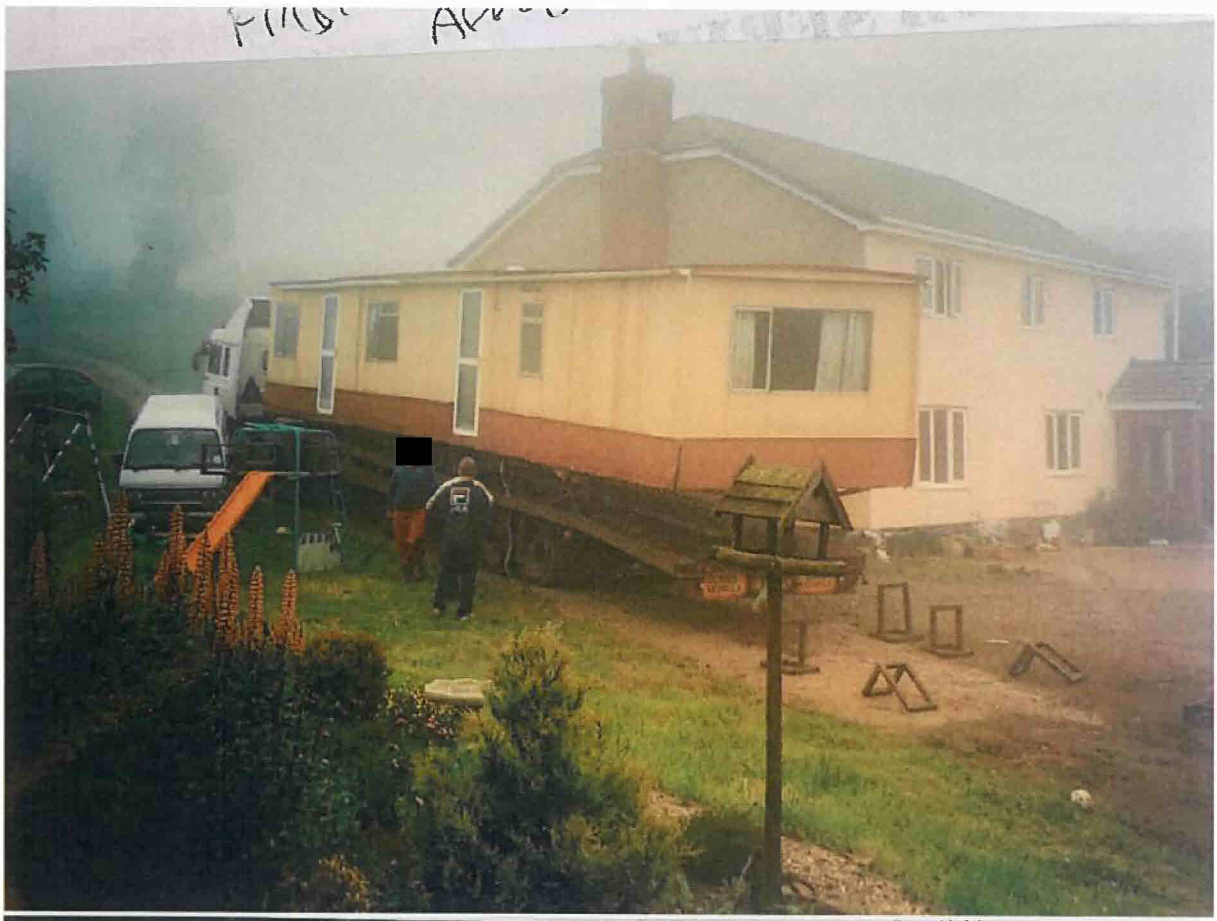

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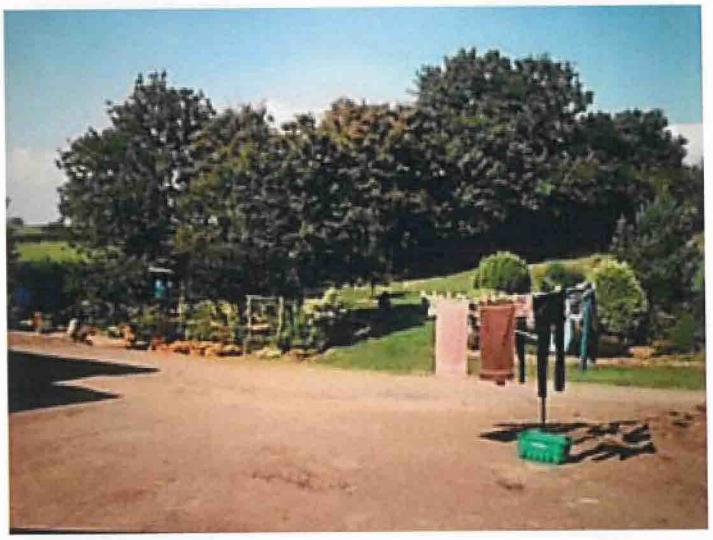

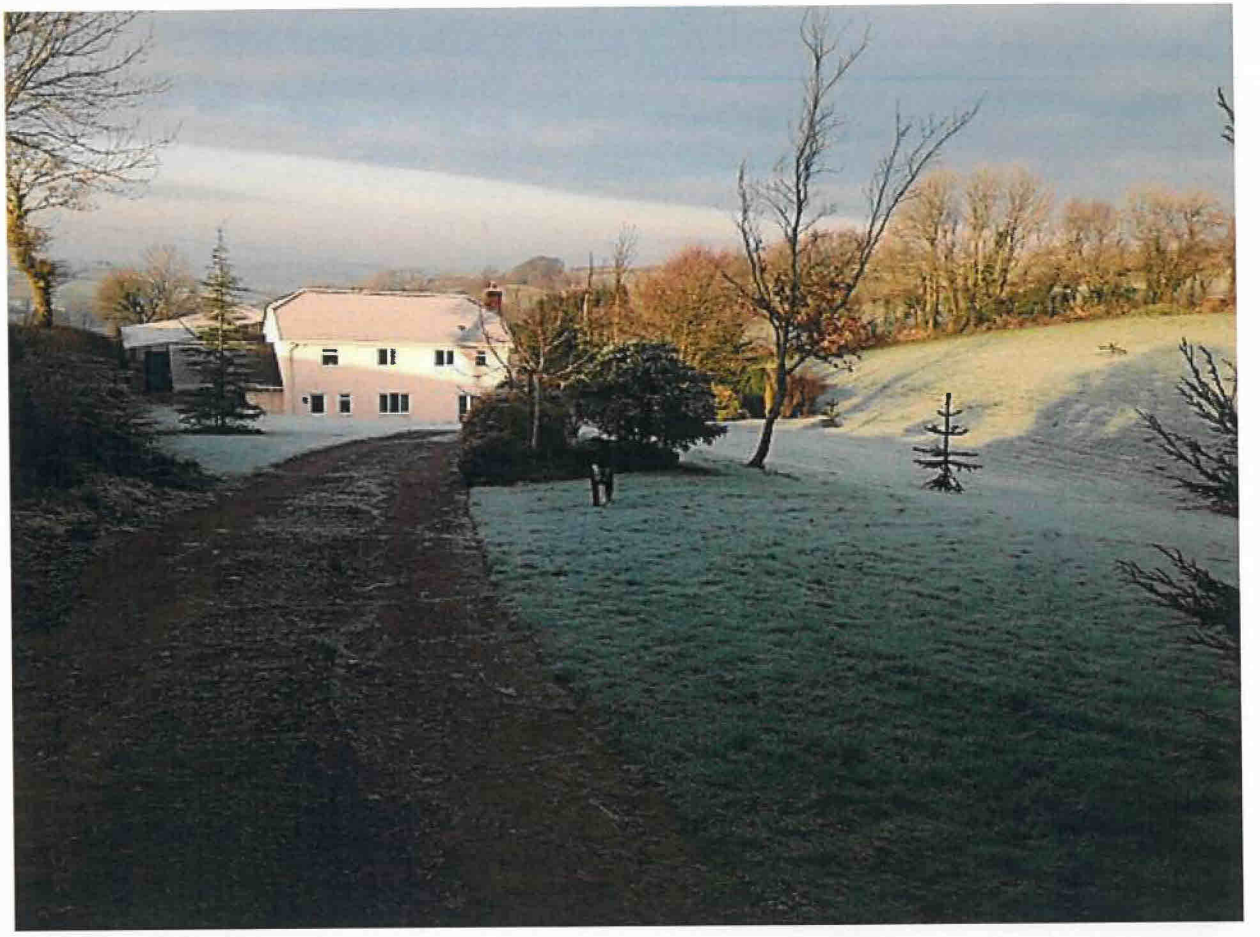

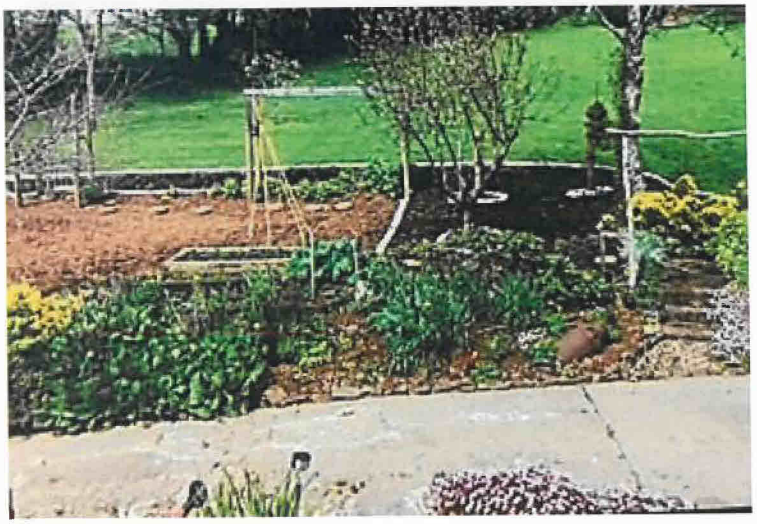
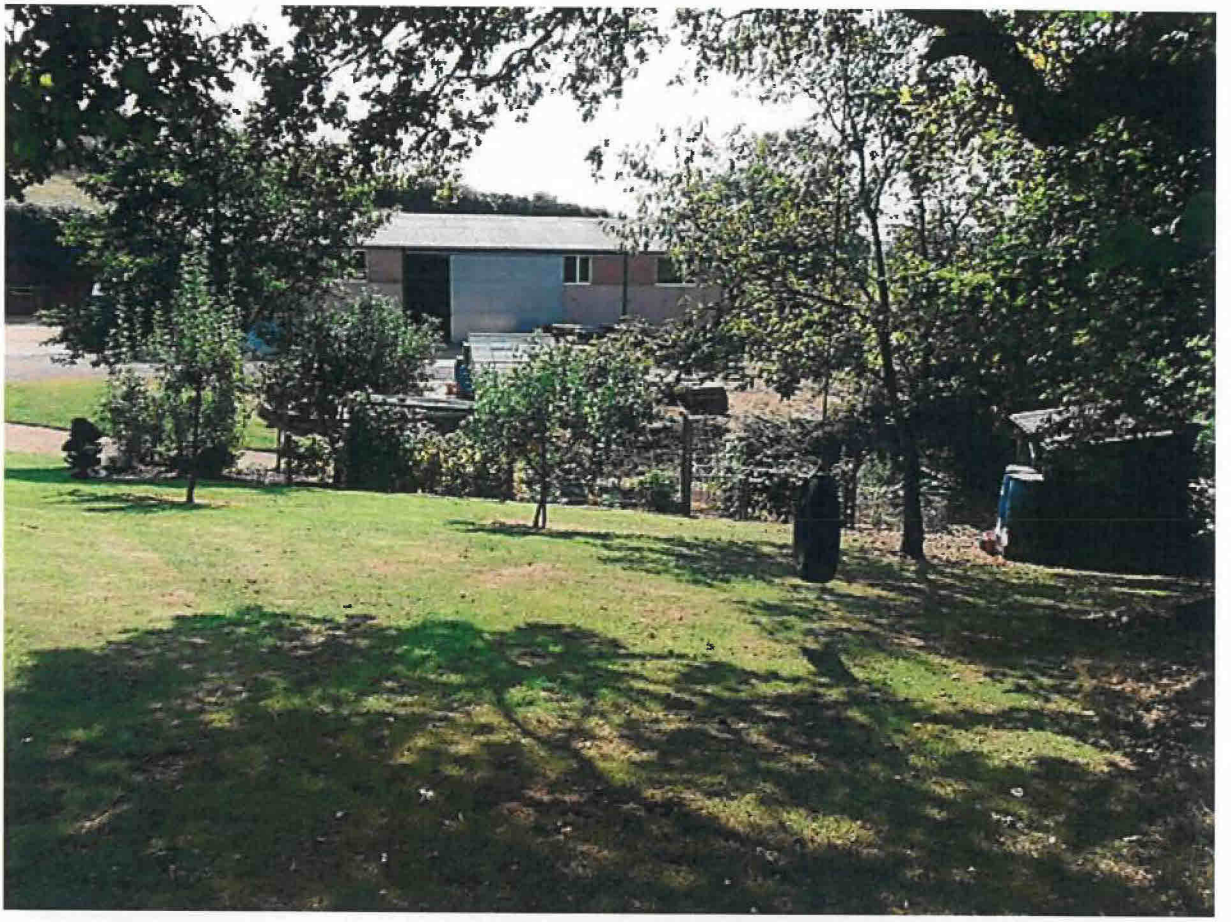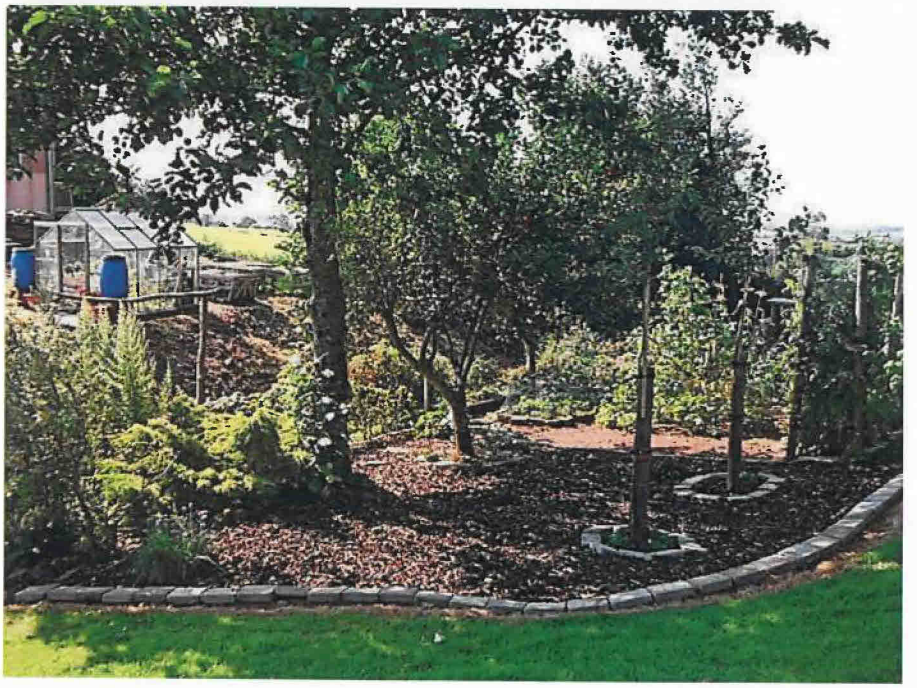
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