

DATED

24th May 2023

**STATUTORY DECLARATION CONFIRMING CONTINUED USE OF
OUTBUILDINGS**

**RELATING TO ROCK HOUSE, 24 CHURCH STREET, CLITHEROE, BB7
2DG**

I, [REDACTED]

DO SOLEMLY AND SINCERELY DECLARE as follows:

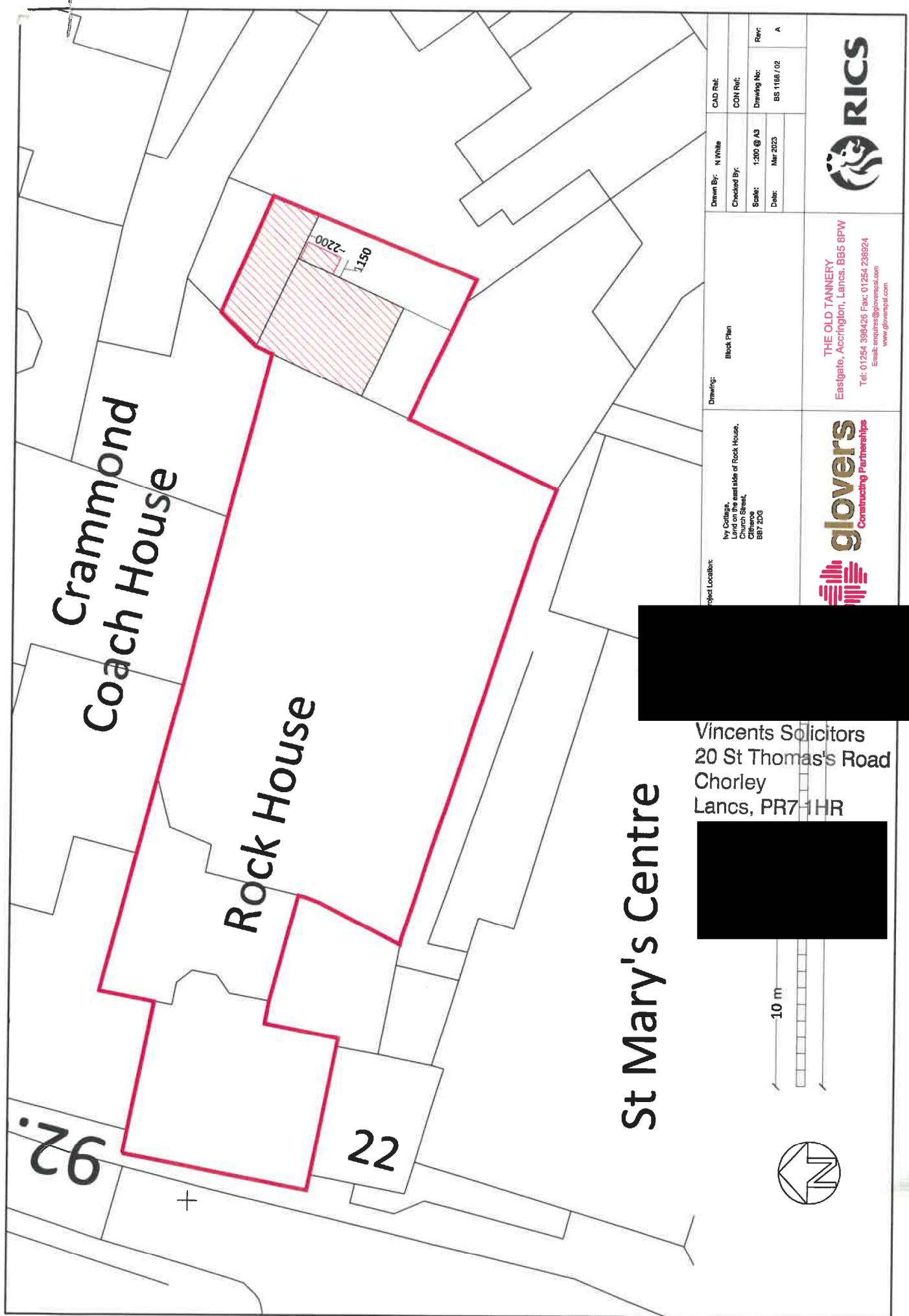
1. This statement is provided in support of an application for a Lawful Development Certificate made by my neighbours [REDACTED] Bailey for the use of an outbuilding within the curtilage of Rock House for ancillary purposes incidental to the enjoyment of the dwellinghouse
2. The outbuilding to which the Certificate of Lawfulness relates is shown hatched within the red edge site plan (Appendix A).
3. I am the owner of [REDACTED] I purchased [REDACTED] and have resided there ever since.
4. I have a clear view of the outbuilding from my property and have been inside the building on numerous occasions over the last 19 years. I am able to observe comings and goings from the outbuilding onto York Street. I am aware that the building has heating, lighting and power and that the first-floor door in the outbuilding gives access to the rear garden of Rock House. To socialise with the owners of Rock House I have often walked through the building into the garden of Rock House
5. The current applicants, Mr and Mrs Bailey are well known to me as were the former owners of Rock House, [REDACTED]
6. I am aware that the current applicants purchased Rock House in [REDACTED] (Appendix B). Throughout their occupation of Rock House, I can confirm that the outbuilding has been used for a variety of purposes by the Bailey family, including as a garage and store, as a home gymnasium, and as social space, ancillary to the use of Rock House.
7. The previous owners of the site [REDACTED] and also used the outbuilding for domestic purposes, as a store and garage on the ground floor and as a hobby room and art studio on the first floor. [REDACTED] used the upper room for making pottery and often had friends over to the studio to take part in craft activities. Throughout their ownership of Rock House, the outbuilding was always used for ancillary purposes incidental to the enjoyment of the main dwelling.
8. Prior to Rock House being occupied by the [REDACTED] it was owned by [REDACTED] [REDACTED] who occupied Rock House between [REDACTED] They used the outbuilding for ancillary purposes incidental to the enjoyment of the dwellinghouse, primarily as a garage and store at ground floor level with a hobbies area and domestic storage at first floor level. The rooms were much used at this point as all [REDACTED] did hobbies there plus [REDACTED] used the upper floor as a home office in connection with his business [REDACTED]
9. I can confirm that for the last 19 years, the outbuilding shown hatched within the red edge site plan in Appendix A has been consistently used for purposes ancillary to the domestic use of Rock House and for no other purpose whatsoever.

And I make this solemn declaration conscientiously believing it to be true and by virtue of the provisions of the Statutory Declarations Act 1835:

Signed.....



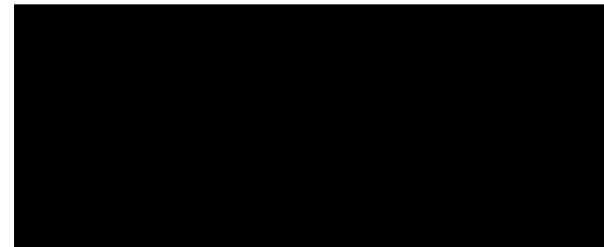
Vincent's Solicitors
20 St Thomas's Road
Chorley
Lancs, PR7 1HR



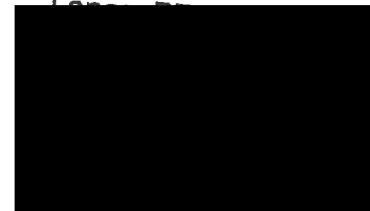
Appendix B

The electronic official copy of the register follows this message.

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



Vincent's Solicitors
20 St Thomas's Road
Chorley
Lancs PR





Official copy of register of title

Title number LA588608

Edition date 08.02.2019

- This official copy shows the entries on the register of title on 24 MAY 2023 at 10:22:32.
- 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 24 May 2023.
- 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, Fylde Office.

A: Property Register

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

LANCASHIRE : RIBBLE VALLEY

1 (05.09.1988) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Rock House, Church Street, Clitheroe (BB7 2DG).

NOTE: As to the part tinted blue on the filed plan, the basement is excluded from the title.

2 The land has the benefit of the following rights reserved by a Conveyance of 22 Church Street dated 9 March 1978 made between (1) The Blackburn Diocesan Board of Finance Limited (Authority) (2) Parochial Church Council of The Parish of Saint Mary Magdalene Clitheroe (Council) and (3) Christopher Arthur Lee and Victoria Carter (Purchasers):-:-

"EXCEPT AND RESERVED unto the Council and the Authority and their successors in title in fee simple out of the property sold a right of way (in common with the Purchasers and the persons deriving title under them) on foot along the passageway below the property hereby conveyed leading from Church Street to the yard marked "B" on the said plan and indicated by yellow colour on the said plan and across the said yard by the route coloured yellow on the said plan to enable the Council its servants tenants and occupiers of the adjoining property known as Rock House Church Street Clitheroe aforesaid to have access to the garden at the rear of Rock House aforesaid AND ALSO reserved unto the Council and the Authority and the owners for the time being of Rock House aforesaid the right to the support of Rock House by the walls of the basement room underneath Rock House."

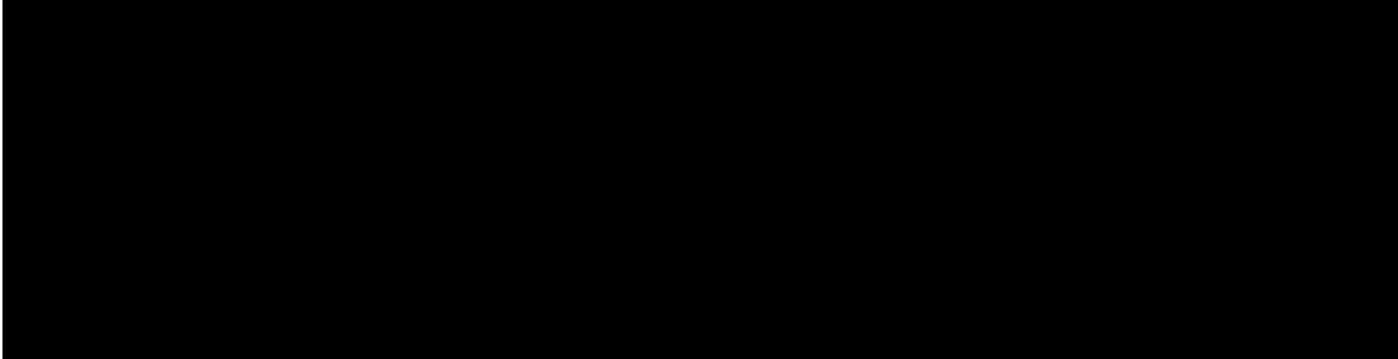
NOTE: Copy plan filed.

3 The Conveyance dated 1 August 1988 referred to in the Charges Register contains the following provision:-

The walls and fences separating the property hereby conveyed from the adjoining property known as Rock Cottage No. 22 Church Street, Clitheroe aforesaid being joint and party walls and repairable and maintainable as such.

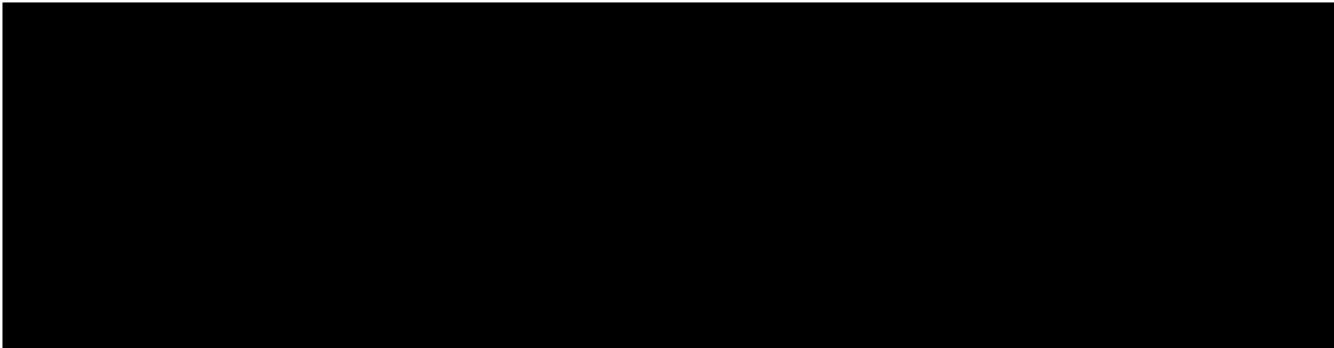
B: Proprietorship Register

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



C: Charges Register

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



Schedule of restrictive covenants

1 The following are details of the covenants contained in the Conveyance dated 1 August 1988 referred to in the Charges Register:-

"THE Purchasers hereby jointly and severally covenant with the Council and as a separate covenant with the Authority and with the incumbent for the time being of the Benefice of St Magdalene Clitheroe and his successors and with the owners of the adjoining Sunday School and Parish Hall on the southerly side of the property hereby conveyed so as to bind (so far as practicable) the property hereby conveyed into whosoever hands the same may come and to benefit and protect the neighbouring land on the southerly side of the property hereby conveyed and occupied as a Sunday School and Parish Hall shown on the said plan and marked "Sunday School" and the Parish Church and Churchyard of Saint Mary Magdalene Clitheroe and every part thereof respectively as follows:-

(1) That neither the property hereby conveyed or any part thereof nor any existing or future building thereon or on any part thereof shall at any time hereafter be used as or for a place of amusement hotel tavern inn or public house nor shall any spirituous or fermented liquors at any time be sold in or upon the said property or any part thereof and that no act deed matter or thing shall at any time be done suffered or permitted in or upon the property hereby conveyed or any part thereof which may be or become a nuisance annoyance or disturbance to the Council or other the owners or occupiers for the time being of the said Sunday School and Parish Hall Church or Churchyard or which may tend to depreciate or lessen the value thereof.

(2) That no act deed matter or thing shall at any time be done suffered or permitted in or upon the property hereby conveyed or any part thereof which may be or become a nuisance annoyance or disturbance to the Minister for the time being conducting or the congregation attending Divine Service in the Parish Church of Saint Mary Magdalene Clitheroe or the Churchyard surrounding the same."

Title number LA588608

End of register