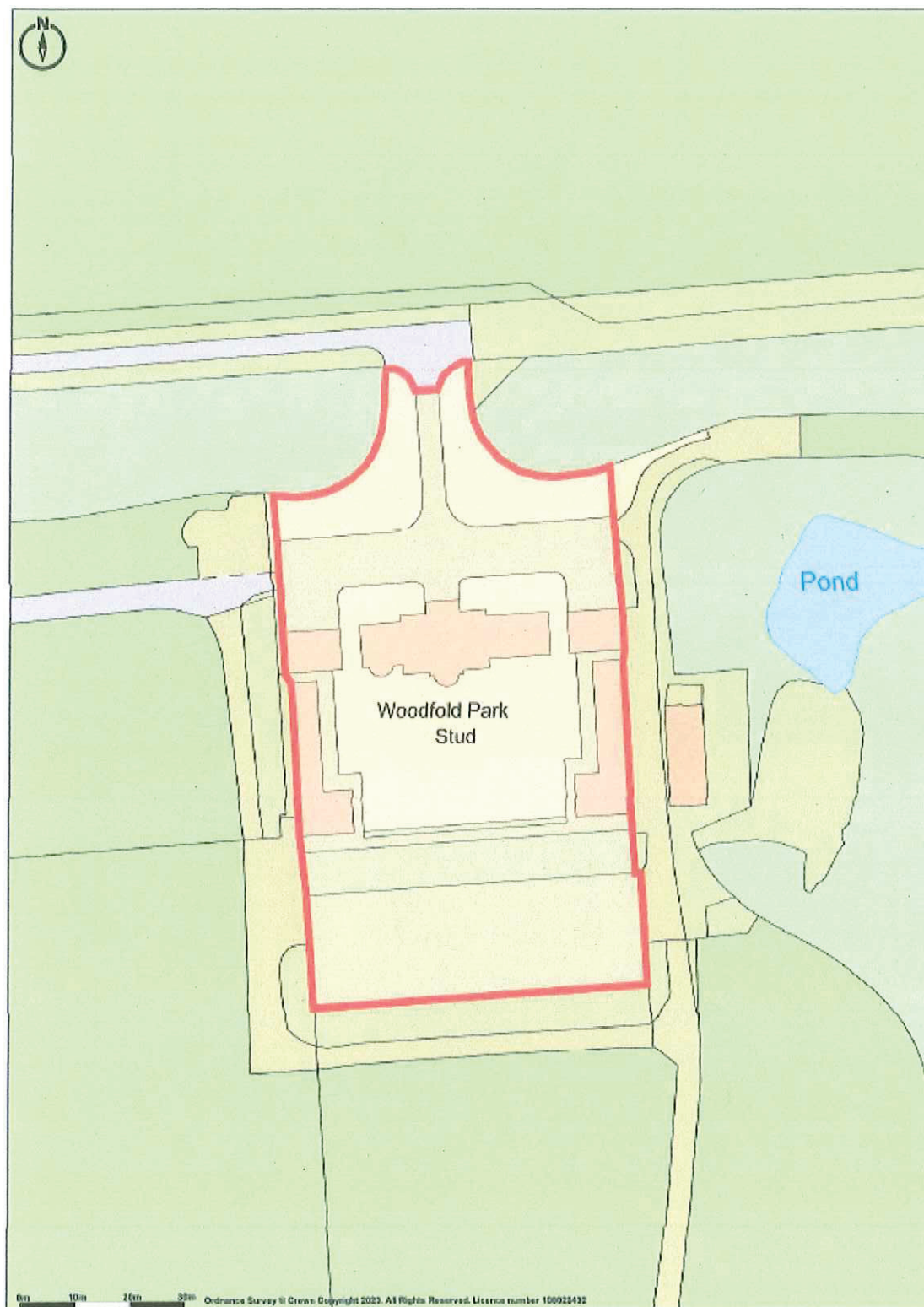

STATUTORY DECLARATION OF Mr. Shokat Dalal

I, Shokat Dalal, of Woodfold Stud Farm, Woodfold Park, Mellor, Blackburn, BB2 7QA, do solemnly and sincerely declare, that:

1. I am the owner and occupier of the residential property known as Woodfold Stud Farm, Woodfold Park, Mellor, Blackburn, BB2 7QA. I purchased the property in March 2022 and it is my family home.
2. The property is made up of a residential dwelling with two detached garages, a rear garden area, a front garden area, two stable blocks and associated land and was purchased from [REDACTED] who I understand had owned the whole property from its construction and had lived with his family in the dwelling and operated the stables as a stud farm.
3. The property was purchased as a whole, based on the marketing of the property as a Manor House and stud farm including main house with rear garden, garaging and stabling, shown in the attached marketing brochure. Prior to purchase I made several visits to the property and saw the property in use as the family home of [REDACTED].
4. The grassed areas and parking to the front of the property and the garages, within the attached curtilage plan, are used by my family as part of the family home. The areas to the rear of the dwelling, also within the attached curtilage plan, including the grassed lawn immediately to the rear of the dwelling that is accessed from the house via rear patio doors, is also used by my family as the rear family garden to the property.
5. On several visits to the property prior to purchase, this grassed rear garden area was clearly utilized by the previous owner as a family garden and contained garden items and domestic paraphernalia such as sun loungers and an outdoor table and chairs.
6. Before [REDACTED] purchased the property in 2009, the Stud Farm was on the market for several months, with the attached marketing brochure showing photographs and describing the property and it was in 2009. I viewed the property with the developer [REDACTED] in the summer of 2009 and I remember walking around the front and rear gardens as shown on the brochure from 2009.

7. In discussions with [REDACTED] it was clear that the property was his family home and the areas to the front and rear of the house were part of the curtilage of the dwelling and had been continually used in that way since he purchased the property in 2009.

Curtilage Plan



Promap
LANDMARK INFORMATION

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WOODFOLD STUD MELLOR

A recently constructed detached Colonial style Manor House and stud farm situated in an elevated rural position in the Ribble Valley yet within close proximity of the M6 and therefore easily commutable for both Manchester and Preston. This architect designed property has been constructed using the highest quality materials and workmanship and offers exceptional accommodation and an opportunity to provide a private or commercial stud farm.

The property is set in a private cul-de-sac position with gated entrance and impressive driveway. The property extends to approximately 6,300 sq feet to the main house with rear garden, garaging for six and stabling for 10 plus 2 foaling stables.

The property has the benefit of hardwood double-glazing together with underfloor heating to both ground and first floor level and extensive cellar areas. The property is being offered with approximately 145 acres.



Contact Robert Fanshawe 020 766 11373
robert.fanshawe@knightfrank.com

PRICE ON APPLICATION 01200 42 41 42

MSW HEWETSONS

www.countyregister.com



SIGNED by the Declarant Mr. Shokat Dalal



Solicitor

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87-89 REGENT STREET
BLACKBURN
BB1 6DR

