

[REDACTED]
[REDACTED] do solemnly and sincerely declare that -

1. [REDACTED]
[REDACTED]
[REDACTED]
2. [REDACTED] at Fox Run Cottage, Clitheroe Road, Mitton, Clitheroe, BB7 9PH (hereinafter referred to as "the Property") [REDACTED].
3. It is understood that [REDACTED] prior to the sale lived in the Property.
4. The Property was purchased by Birdhall Developments Limited as a rental property, for the purpose of renting out under Assured Shorthold Tenancy Agreements.
5. The Property required renovation works and such works were carried out following completion of the purchase by Birdhall Developments Limited, over a period of several months. During this time the Property was unoccupied on account of the required renovation works.
6. From the date of purchase of the Property by Birdhall Developments Limited, Council Tax has been paid on the basis of a residential dwelling.
7. An enquiry made of the Council Tax Department at Ribble Valley Borough Council under a Freedom of Information Request (Ref 9627) revealed that the Property has been residential since April 1993 for Council Tax purposes (this being the date when Council Tax in its current form came into effect). A copy of the email trail here from James Marshall (Senior Revenues Officer) was provided to Lyndsey Hayes (Head of Development Management & Building Control) of Ribble Valley Borough Council on 25 June 2025 by Peter Hitchen of Peter Hitchen Architects.
8. The Property is currently rented out to [REDACTED] under an Assured Shorthold Tenancy Agreement for an initial fixed term of 6 months from and including [REDACTED]
9. This declaration is made in support of an application for a Certificate of Lawfulness to establish the lawful use of the property as residential.

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

SIGNED

DECLARED at _____

this 19th day of August 2025

Before me

(Signature of person before whom declaration is made)

A commissioner for oaths or

A solicitor empowered to administer oaths