

[REDACTED]

1. [REDACTED]

2. [REDACTED]

3. Since our purchase [REDACTED] have lived at the Property as our home and have paid Council Tax on such basis i.e. as a residential dwelling.

4. 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.

5. The Property is referred to as Ganders Green Cottage on certain bills received for the Property.

6. 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 1925

DECLARED at [REDACTED]

this 19th day of August 2025

Before me

[REDACTED]

(Signature of person before whom declaration is made)

A commissioner for oaths or
A solicitor empowered to administer oaths

[REDACTED]