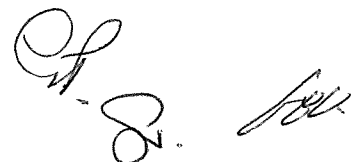


We, Mr S G Phillips and Mrs G A Phillips occupiers of Ryecroft House, 86 North Road, Gedney Hill, Spalding, Lincolnshire, PE12 0NS

DO SOLEMNLY AND SINCERELY DECLARE as follows: -

1. We moved to the property in November 2003. The property was purchased as a residential house and our intention was to use the land to the rear of the house identified on the accompanying plan outlined in red as a garden. We commenced work during 2004 to create a formal garden area.
2. Whilst we were planning and commissioning the necessary works on the land to the rear of the house, the area was used as a garden. We walked our dogs on a daily basis, sat out on sunny days and had barbecues and other gatherings. Since we took ownership of the land, it has not been used for any agricultural purposes and has been used continuously as garden associated with the occupation of Ryecroft House ever since.
3. During 2004 and early 2005 the work below was undertaken:
 - Cleared and levelled the land.
 - Excavated a lake which has been filled with fish (koi carp, tench, grass carp and goldfish).
 - Installed suitable drainage.
 - Imported topsoil, prepared the ground (including levelling) and drilled lawn grass seed.
4. The lawn is cut on a weekly basis and we have maintained this for garden use. We use the entire area as a formal garden and have planted ornamental trees, plants and shrubs in areas where we are able to enjoy these as garden adornments. We have also treated the grass on a regular basis to keep it as a formal lawn. The only time the grass is not cut is during December, January and February when there is little or no growth. Fruit trees have been planted in 2 orchard areas which produce fruit for our own consumption.
5. Nearly 12 years has elapsed throughout which time we have used the land as garden and we are, therefore, applying to register this use formally.
6. We have attached the following documents as evidence of the statements made here:
 - Appendix 1. Declarations signed by the contractor (Mr M Ward) who conducted the work in setting out the garden area.
 - Appendix 2. Invoice for trees purchased from Longacre Garden Centre during September 2005. These were purchased once the lake was excavated and filled and grass had been sown. Also enclosed is a letter from the landscape gardener (Mr P Cundell) who planted the trees and who continues to maintain the trees, hedges and orchards in the garden.
 - Appendix 3. A signed letter from our neighbour (Mr H Key) at 84 North Road in support of the declarations we have made above.
 - Appendix 4. Photographic evidence of the site at the time of the conversion to a garden.



7. WE MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING THE SAME TO BE TRUE BY VIRTUE OF THE PROVISIONS OF THE STATUTORY DECLARATIONS ACT 1835.

Signed Steve Phillips

Mr S G Phillips

Signed G A Phillips

Mrs G A Phillips

Declared at 1 MARYLEBONE HIGH STREET
LONDON W1U 4LZ

The 30th Day of JUNE 2016

Before me

Graham Bruce Oblethorpe
A Solicitor/Commissioner for Oaths.

GRAHAM BRUCE OBLETHORPE

BRIAN HARRIS & CO
SOLICITORS
1 MARYLEBONE HIGH STREET
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TEL: 020-7935 5541 FAX: 020-7935 6638
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