

BLYTHE LIGGINS SOLICITORS

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Our Ref TJL/RIC116-0002-9
Your Ref

By Email Only: rickman@argonet.co.uk

Date 20 February 2017

Dear John

Re: Land at Church Lane Gaydon CV35 0EY

Further to our recent conversation I have now received an email from Robert Lunn and Lowth, the Parish Councils solicitors.

You may recall that towards the beginning of last year there was mention of you being asked to sign a Statutory Declaration with regard to your use of the access way leading to the field. I attach an updated version of the draft Statutory Declaration that has been prepared by the Parish Council solicitors and I should be grateful if you would confirm that you agree, in particular, to points 4 and 5. If so I will then send the original version for you to sign. The Declaration will need to be signed in front of an independent solicitor from another firm.

I also attach a set of general pre contract enquiries that the Parish Council solicitors now want you to reply to.

Yours sincerely,


Tim Lester

Dated

2017

STATUTORY DECLARATION

- of -

JOHN RICKMAN

**Blythe Liggins
Solicitors
Leamington Spa**

I, JOHN RICKMAN, of Old Bakehouse Church Road Gaydon Warwickshire CV35
0EU DO SOLEMNLY AND SINCERELY DECLARE as follows:-

1. I am the owner of land lying to the south east of Church Lane Gaydon (“the Land”) which is shown edged red on the attached plan marked “JR1” (“the Plan”) and which is registered at H M Land Registry under Title Number WK343982.
2. I purchased the land on 1st September 2005.
3. The Land has the benefit of a right of way over an accessway shown coloured brown on the Plan (“the Accessway”) which leads from Church Lane to the Land.
4. Since the date of my purchase I have used the Accessway with agricultural vehicles as a means of access to the land for the purpose of cutting and removing hay from it
5. The exercise of this right has been without payment to any person. I have not had to obtain consent from anyone for use of the Accessway and no-one has attempted to prevent me from using the Accessway or obstruct the same.

AND I MAKE THIS SOLEMN DECLARATION conscientiously believing the same
to be true and by virtue of the Statutory Declarations Act 1835

DECLARED at)
in the County of)
this day of 2017)
Before me

Solicitor/Commissioner for Oaths

