

Dear Sirs,

"I Andrew Meyler of West Town Cottage, Woodway Road, Sibford Ferris, Banbury OX15 5RF do solemnly and sincerely declare as follows:

1. I bought Nicholas Corner in the summer of 2002 and lived there until I sold it in August 2017.
2. I consider that the post and rail fence, marked in the blue line on the plan "Exhibit A" correctly demonstrates what we understood to be Nicholas Corner's residential curtilage / garden boundary.
3. The current fence was put in place in about 2004, shortly after we moved to Nicholas Corner. This fence directly replaced the previous fence, which was falling down. We do not know how long the previous fence had been there but, given the condition it was some time.
4. I tended all the land within the fence enclosure as part of our residential curtilage / garden. This involved controlling plant and foliage growth.
5. When I lived at Nicholas Corner, I had two benches in the area between the grass and the fence that my wife and I used to sit on with a drink and picnic and enjoy the views. We treated this as our wood garden.
6. The stables were present in their current location when my wife and I bought the property. The post and rail fence and the stable yard, marked indicatively in the orange line on plan "Exhibit A" was installed by us, at the same time as we installed the fencing mentioned in point 3 above, after we moved in to better accommodate the horses. This fencing was entirely new and did not replace any other fence.

For clarity I have marked up the plan attached "Exhibit A" as follows: -

Blue – residential curtilage / garden boundary

Orange – stable yard in the garden

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

Declared at

This 30th August 2019

Before me....

LEE XAVIER -

Artwright King Solicitors
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London
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