CHARLES AND EDWINA KEYSER
ROSE FARM,
MANNINGFORD ABBOTS, PEWSEY, WILTSHIRE.

STATEMENT OF FACT IN SUPPORT OF THE APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE TO REGULARISE THE GROUNDS AROUND ROSE FARM TO BE INCLUDED WITHIN THE RESIDENTIAL CURTILAGE.

Rose Farm House was constructed and completed in 2001.
We are the second owners of Rose Farm and we moved into the property in 2022.

Following discussions with the estate agents it is confirmed by the previous owners that the grounds to the North and East of Rose Farm have always formed an important part of the grounds of Rose Farm. They have been regularly and continually maintained as lawns and wild areas since the completion of the property in 2001 and they have never been used for agricultural purposes.

X [redacted]

Charles Keyser

X [redacted]

Edwina Keyser

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INTRODUCTION
Rose Farm House was constructed, completed and occupied in 2001. The house, garage and surrounding gardens extend to around 1 hectare.

A public footpath (MANN17) runs through the gardens North West to South East and is delineated with a post and rail fence with styles at each end. Within this fence are two field gates which give access to the gardens for maintenance.

HISTORY
The grounds around Rose Farm have been tended and maintained as gardens since the first occupation of the property which is confirmed by the statement of fact attached together with the five aerial photographs which clearly show that the land has remained as gardens since 2001 until 2023.

RESIDENTIAL CURTILAGE
The application is to regularise the gardens to be included within the residential curtilage of Rose Farm. The present fenced public footpath and field gates will remain as they have done for the past 22 years.