



24 Fore Street, Trowbridge, Wiltshire BA14 8ER

T 01225 755553 **F** 01225 755554 **E** info@wrightsresidential.co.uk **W** www.wrightsresidential.co.uk

STATUTORY DECLARATION

By Adam Wright – Managing Agent, Wrights Residential Lettings Limited

Properties: 489 Semington Road & The Annex, Semington Road, Melksham, Wiltshire SN12 6DR

I, Adam Wright, of Wrights Residential Lettings Limited, currently acting as Managing Agent for both properties known as 489 Semington Road and The Annex, Semington Road, Melksham, Wiltshire SN12 6DR, do solemnly and sincerely declare as follows:

1. Independent Use of The Annex

The Annex, as outlined in red on the attached site plan PW-JH-01, has operated as a separate, standalone, and self-contained residential property, distinct from the main dwelling at 489 Semington Road, from 5th April 2021 to the present day.

2. Occupation History

- Paul Williams occupied The Annex from 5th April 2021 to 26th December 2023.
- From 27th December 2023, Mr. Gusu took over occupation as a tenant and remains in residence to this day.
- Wrights Residential became the managing agent for The Annex at the time of this transition.
- Simultaneously, Mr. Williams relocated to The Coach House, 489A Semington Road, ensuring uninterrupted occupation of The Annex throughout the breach period.

3. Tenancy Agreements and Inspection Reports

Wrights Residential has provided Mr. Williams with:

- Signed Tenancy Agreements for both 489 and The Annex.
- Independent Inspection Reports covering the period from March 2021 to the present day.
- These reports include dated and time-stamped photographs, clearly demonstrating that:
 - The properties have operated as separate units.
 - There are no internal connecting doors between 489 and The Annex.



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4. Rental Invoices and Clarity of Records

Rental invoices have been issued and structured to ensure clarity for third-party review, highlighting:

- **Landlord Name:** Paul Williams in all cases.
- **Landlord Address:** Initially The Annex (until 26th December 2023), then The Coach House (from 27th December 2023 onward).
- **Rental Property Address:** Clearly identified as either 489 Semington Road or The Annex.
- **Tenant Surnames:**
 - 489 Semington Road: Initially Soady, then Cripps.
 - The Annex: Gusu.

Invoices are generally issued monthly. In some instances, at 489 Semington Road, missed payments resulted in delayed or adjusted statements, with smaller amounts documented later to reconcile arrears.

5. Confirmation of Residential Use

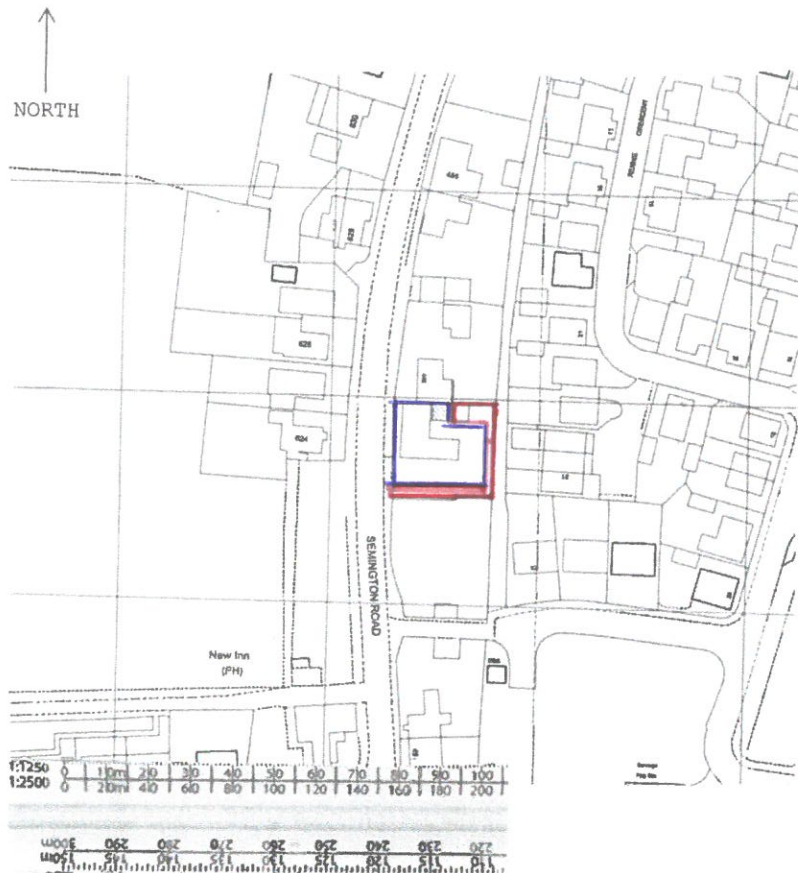
- The Annex has been in uninterrupted residential use from 5th April 2021 to the present day.
- Supporting documentation provided by Wrights Residential to Mr. Williams confirms that The Annex has operated as a self-contained residential unit for a continuous period of four years.
- This evidence substantiates the Annex's status as a standalone residential planning unit, meeting the requirements for lawful use throughout the relevant timeframe

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

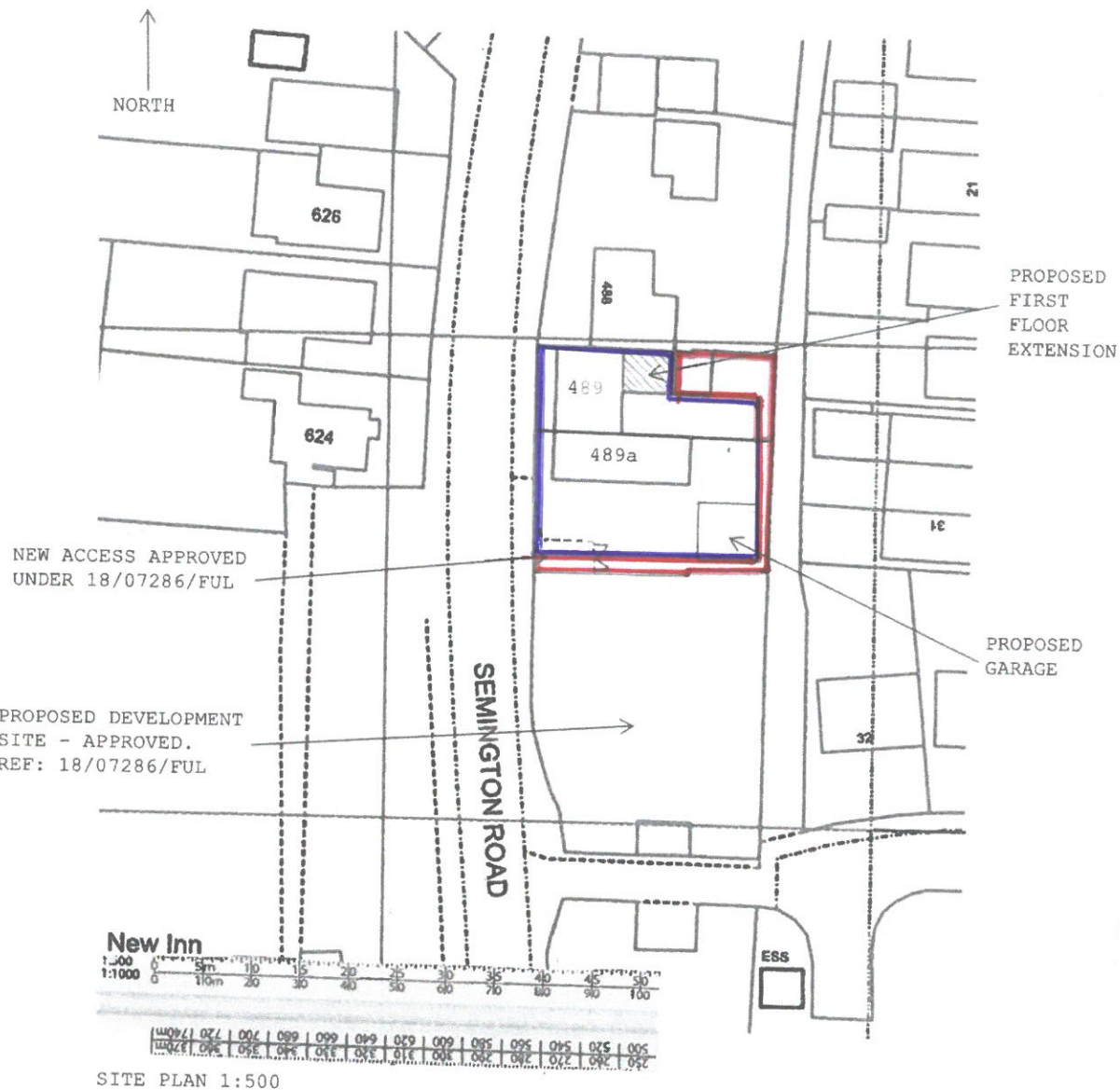
DECLARED by the said
ADAM WRIGHT



Dated: 28/10/2023



LOCATION PLAN 1:1250



SITE PLAN 1:500

Willis & Co.			
Chartered Town Planners 30 The Causeway, Chippenham, Wiltshire, SN15 3DB. Telephone: 01249 444979 Facsimile: 01249 855558 Email: Willisplan@aol.com			
Client:	Mr Gauran Mehraz.		
Title:	Keys Cottage, 489 Semington Road, Melksham, Wiltshire.		
Location & Site Plan.			
Scale:	1:1250 & 1:500 @ A3	Date:	March 2021
Drawing no:	PW-JH01		
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