

STATUTORY DECLARATION

I FREDERICK JOHN CREMIN OF DOWN FARM THE PRY PURTON WILTSHIRE SN5 4JP DO SOLEMNLY AND SINCERELY DECLARE AS FOLLOWS.

1. I make this Statutory Declaration from facts based on my own knowledge unless otherwise stated.
2. I first purchased Down Farm, The Pry, Purton on 13th December 1988 and started living there. The property covers the main farmhouse and several other buildings and surrounding land. Provided at **Exhibit One** are the current Land Registry Title and Plan.
3. I Frederick John Cremin am a retired builder.
4. This land includes The Cottage, which is a separate three-bedroom dwelling outlined in red on the Plan provided at **Exhibit Two**.
5. It was originally a derelict farm building used by previous farm owners. It was L shaped with a pitched roof. Renovation works to convert it into a habitable dwelling such as new internal walls, doors and windows, took place prior to 2005.
6. The Cottage has its own separate postal address and is fully equipped for independent living (with living room, dining room, kitchen and three bedrooms, two with en-suite and main bathroom, with a private garden at the front and parking). Provided as **Exhibit Three** are plans and elevations of The Cottage. Provided as **Exhibit Four** as recent photographs of the Cottage.
7. The Cottage was first registered as liable for Council Tax as a separate dwelling on 15th January 2005 and Council Tax has been continuously paid on the property ever since. Provided as **Exhibit Five** is a recent email from the Council dated 4th June 2026 confirming the first date on which I was named as the liable party for Council Tax as being the 15th of January 2005.

8. Over the years, The Cottage has been privately let out to family, relatives, friends and private individuals.
9. In the majority of cases, the tenants have paid their own utility bills and Council Tax. There have been occasions when I (Frederick John Cremin) have been the liable party to pay the Council Tax. This has been either on occasions when the Cottage was empty, or when I have paid the Council Tax on behalf of the tenant.
10. The following timeline sets out when the Cottage was occupied and by whom and who was paying the Council Tax:

First Registered in 2005 - Responsibility for Council Tax

January 2005 – Nov 2008	Pearle Glasco, Carvee Armstrong, Deral Lewington
December 2008 – September 2009	Property vacant – Council Tax paid by Frederick Cremin
October 2009 – July 2010	Wendy Tynan
Aug 2010 – September 2010	Property vacant Council Tax paid by Fred Cremin
October 2010 to October 2015	Ron ,Jane and Hannah Cremin- Council Tax paid by Fred Cremin
November 2015 – February 2016	Property vacant – Council Tax paid by Frederick Cremin
February 2016 – July 2018	Lee Buchanan and Gaye Green
July 2018 – June 2019	Property vacant – Council Tax paid by Frederick Cremin (Work needing done on Cottage so no tenants NB Lee and Gaye had moved into The Old Barn so it could be done)
July 2019 – August 2025	A Holgate and S Jeffcock living there (Frederick Cremin paid the council tax up to April 2021)

August 2025 – April 2026

Tallulah Roper (Although Council tax was in Holgates name up to January 2026)

May 2026 – current

Frederick Cremin

11. As shown above, over the past twenty years The Cottage has been fully occupied for the majority of the time. Where there have been periods when The Cottage has been empty, new tenants were either being actively sought and it was ready to be occupied straight away or essential maintenance or refurbishment was being carried out.
12. At no point has the use of The Cottage as a separate dwellinghouse ceased or been abandoned.
13. I am informed that where there has been any breach of planning control, no enforcement action may be taken after the end of the period of ten years beginning with the date of the breach.
14. I therefore understand that the above entitles me to be eligible to apply for a Certificate of Lawful Development (Existing) for the use of the Cottage as a single dwelling and associated curtilage as outlined in red on the exhibited plan.

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

Signed.....


MR FREDERICK JOHN CREMIN

Declared at Cirencester Gloucestershire 6th 2 A

This 12th day of August 2026

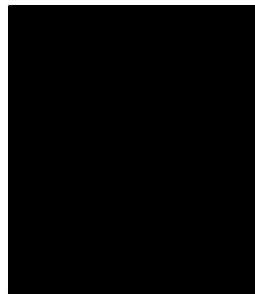
Before me

.....

A Commissioner/Solicitor authorised to administer oaths.

NICHOLAS SHELLEY TANNER
Tanners Solicitors LLP, Lancaster House, Thomas Street
Cirencester, Gloucestershire, GL7 2AX
SOLICITOR

Exhibit One



12.8.26

NICHOLAS SHELLEY TANNER
Tanners Solicitors LLP, Lancaster House, Thomas Street
Cirencester, Gloucestershire, GL7 2AX
SOLICITOR



Title register for:

Down Farm House and North View, The Pry, Purton, Swindon (SN5 4JP)
(Freehold)

WT264533

Accessed on 06 July 2026 at 13:20:45

This information can change if we receive an application. This service can not tell you if HM Land Registry are dealing with an application.



This is not an official copy. It does not take into account if there's a pending application with HM Land Registry. If you need to prove property ownership, for example, for a court case, you'll need to order an official copy of the register.

Register summary

Title number	WT264533
Registered owners	Frederick John Cremin Down Farm House, The Pry, Purton, Swindon SN5 4JP
Value stated	£ [REDACTED] on 02 October 2007

A: Property Register

This register describes the land and estates comprised in this title.

Entry number	Entry date	
1	2007-10-02	WILTSHIRE

The Freehold land shown edged with red on the plan of the above title filed at the Registry and

being Down Farm House and North View, The Pry, Purton, Swindon (SN5 4JP).

2	2007-10-02	The land has the benefit of the rights granted by but is subject to the rights reserved by a Conveyance of the land in this title and other land dated 15 December 1972 made between (1) John Clayton Harding and (2) Brian Michael England and Mavis Olga England.
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¬NOTE: Copy filed.

3	2025-03-10	The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered WT481679 in green on the title plan dated 10 March 2025 made between (1) Frederick John Cremin and (2) Frederick John Cremin and Margaret Rose Cremin but is subject to any rights that are granted by the said deed and affect the registered land.
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¬NOTE: Copy filed under WT481679.

4	2025-03-10	The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan. The property description has been altered to reflect the land remaining in the title.
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B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Class of Title: Title absolute

Entry number	Entry date
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1	2007-10-02	PROPRIETOR: FREDERICK JOHN CREMIN of
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Down Farm House, The Pry, Purton, Swindon
SN5 4JP.

2	2007-10-02	The value stated as at 2 October 2007 was £[REDACTED]
3	2007-10-02	RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 27 April 2007 in favour of Barclays Bank UK PLC referred to in the Charges Register.
4	2018-11-21	RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.
5	2018-11-21	RESTRICTION: No disposition of the registered estate, other than a disposition by the proprietor of any registered charge registered before the entry of this restriction, is to be registered without a certificate signed by the applicant for registration or their conveyancer that written notice of the disposition was given to Margaret Rose Cremin at care of Thrings LLP, 2 Queen Square, Bath BA1 2HQ (SXN:C8521-1).

C: Charges Register

This register contains any charges and other matters that affect the land.

Class of Title: Title absolute

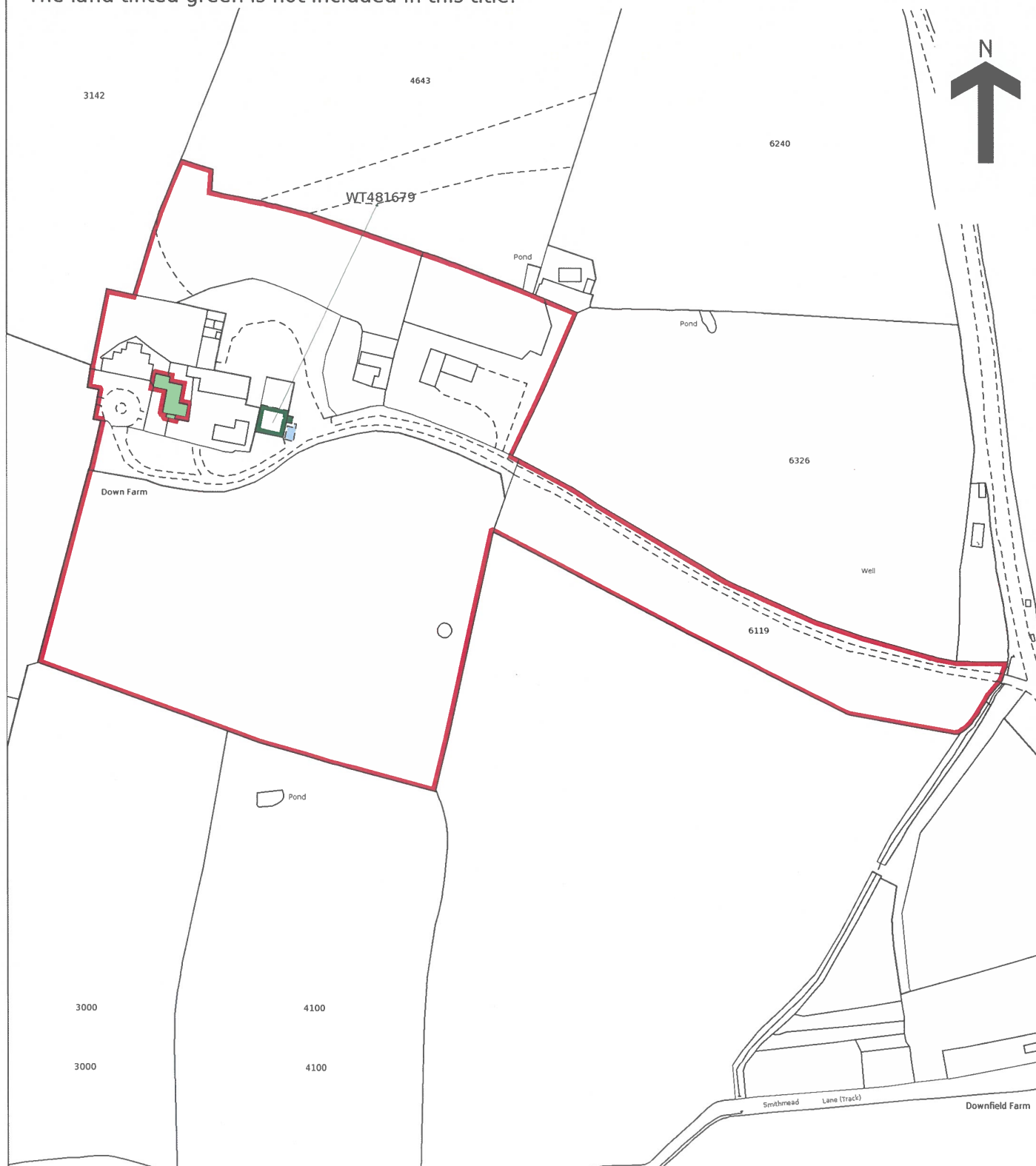
Entry number	Entry date	
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1	2007-10-02	The land in this title is subject to the rights granted a Deed of gift dated 31 December 1990 made between (1) Frederick John Cremin and (2)
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Margaret Rose Hicks.

¬NOTE: Copy filed.

2	2007-10-02	REGISTERED CHARGE dated 27 April 2007.
3	2018-04-13	Proprietor: BARCLAYS BANK UK PLC (Co. Regn. No. 9740322) care of Barclays Mortgages, P.O. Box HK444, Leeds LS11 8DD.
4	2007-10-02	The proprietor of the Charge dated 27 April 2007 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.
5	2007-11-12	REGISTERED CHARGE dated 22 October 2007.
6	2007-11-12	Proprietor: BARCLAYS BANK PLC (Co. Regn. No. 1026167) of UKC Collateral, Barclays Floor 3, 4 Piccadilly Place, Manchester M1 3BN and of blsc.securityrelease@barclays.com .
7	2025-03-10	The land in this title is subject to the exclusive use of the car parking spaces tinted blue on the title plan referred to in the Transfer dated 10 March 2025 referred to above.

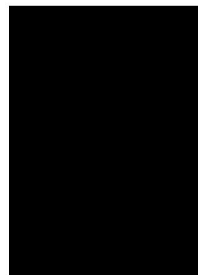


This is a copy of the title plan on 6 JUL 2026 at 13:20:44. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy

Exhibit Two

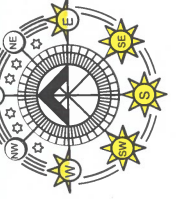


12.8.2026

NICHOLAS SHELLEY TANNER
Tanners Solicitors LLP, Lancaster House, Thomas Street
Cirencester, Gloucestershire, GL7 2AX
SOLICITOR

- NOTES:
- A. DO NOT SCALE FROM THIS DRAWING, OTHER THAN PLANNING PURPOSES.
 - B. USE GIVEN DIMENSIONS ONLY. ALL DIMENSIONS TO BE SITE CHECKED AND AGREED WITH CLIENT.
 - C. ALL DIMENSIONS TO BE GIVEN TO THE CENTRE OF THE ROAD UNLESS OTHERWISE STATED BY CLIENT.
 - D. CLEAR ALL RELEVANT CONDITIONS ATTACHED TO PLANNING APPROVALS.
 - E. ANY CHANGES POST PLANNING APPROVAL WILL REQUIRE ADDITIONAL APPROVAL.

To Packhorse Lane (B4553)
junction with tadpole lane and
Hayes Knoll Rd



REVISIONS (latest only)

DRAWING NUMBER PREFIXED WITH
EX = EXISTING DRAWING, NOT TO BE SCALED EXCEPT FOR PLANNING
SK = SKETCH DRAWING, INFORMAL DRAWING, NOT FOR OFFICIAL USE, NOT
TO BE USED FOR PLANNING PURPOSES, NOT TO BE SCALED.
PL = DRAWING TO ACCOMPANY A PLANNING APPLICATION, NOT TO BE SCALED
BR = DRAWING FOR A BUILDING REGULATION APPLICATION AND APPROVAL
ONLY, USE GIVEN DIMENSION ONLY, NOT TO BE SCALED, N/C
WD = WORKING DRAWING, INCLUDES ADDITIONAL DETAILS ABOVE
BR DESIGNATION, USE GIVEN DIMENSION ONLY, NOT TO BE SCALED.

PAPER SIZE: A3

FOR PLANNING PURPOSES

HALZAC DESIGN LTD ARCHITECTURAL DESIGN SERVICE E: halzacdesign@btopenworld.com TEL: 07801 070166	
TITLE: THE COTTAGE, THE DOWN FARM, THE PLY PURTON SNS 4JP MR & MRS CREMIN DRAWING: LOCATION PLAN SCALE: 1:1250 DATE: JUN/26	JOB NUMBER DWG NUMBER REV 26-31 PL01

LOCATION PLAN 1:1250

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 410241.92, 189145.58 410751.09, 189496.67

1:1250 Scale 10 0 10 20 30 40 50 60 70 80 90 100
 In metres

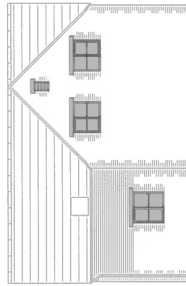
Exhibit Three



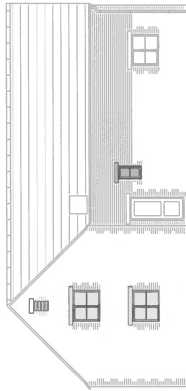
12. 8. 26

NICHOLAS SHELLEY TANNER
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SOLICITOR

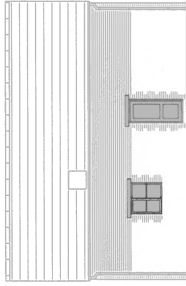
NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.
2. ALL WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE BUILDING REGULATIONS.
3. ALL MATERIALS ARE TO BE OF A QUALITY SUITABLE FOR THE PURPOSES FOR WHICH THEY ARE USED.
4. ALL WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE BUILDING REGULATIONS.
5. ALL WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE BUILDING REGULATIONS.
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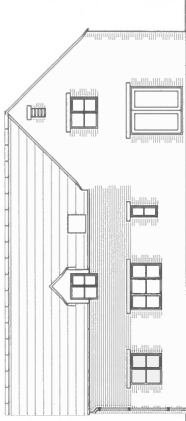
WEST ELEVATION 1:100



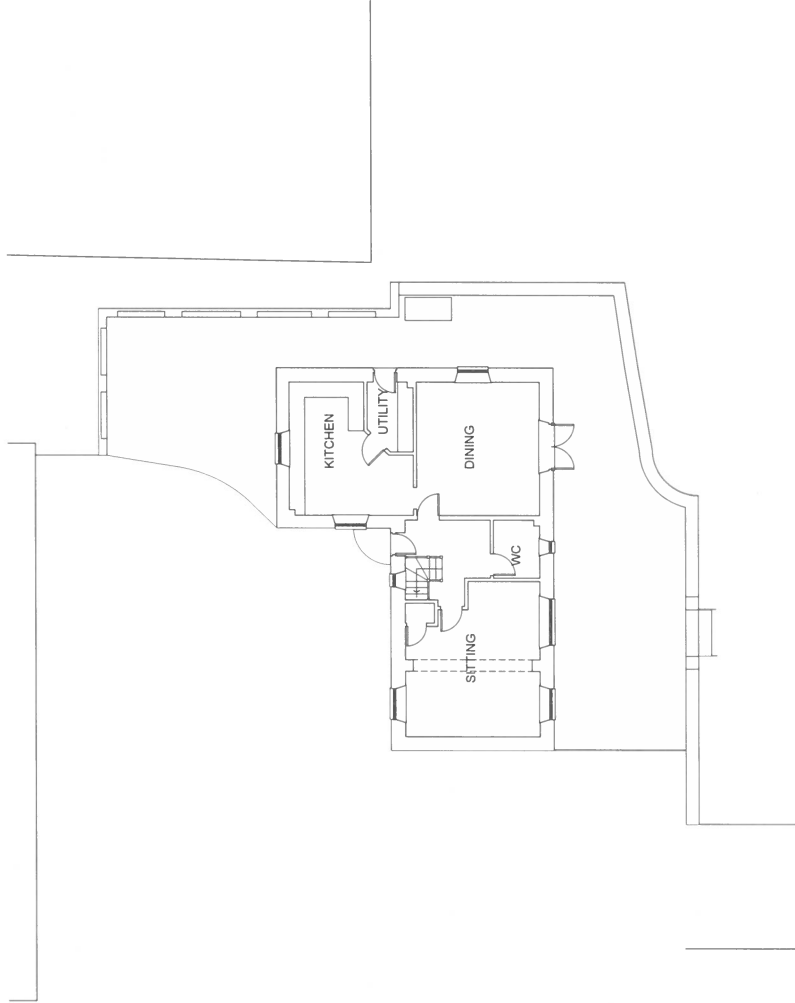
NORTH ELEVATION 1:100



EAST ELEVATION 1:100

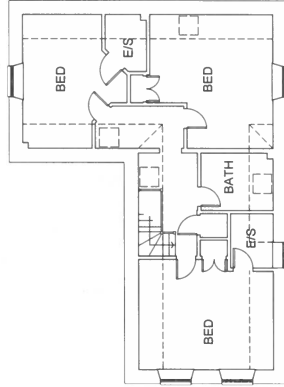


SOUTH ELEVATION 1:100

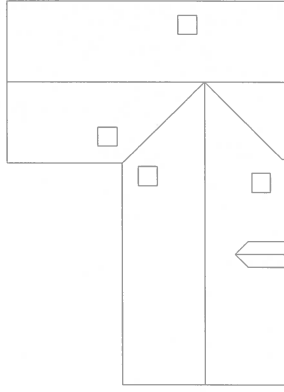


GROUND FLOOR PLAN 1:100

1:50 Scale
0 1.0 2.0 3.0 4.0 5.0 6.0 7.0 8.0 9.0 10.0



FIRST FLOOR PLAN 1:100



ROOF PLAN 1:100

FOR PLANNING PURPOSES
A1
THE COTTAGE, THE DOWN FARM,
THE RHY PARION BRIDG AP
ARCHITECTURAL DESIGN SERVICE
26-31 PL03

Exhibit Four



11.8.26

NICHOLAS SHELLEY TANNER
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Cirencester, Gloucestershire, GL7 2AN
SOLICITOR

The Cottage, Down Farm, The Pry, Purton, Wiltshire

Photographs











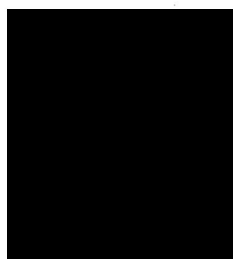








Exhibit Five



12.8.26

NICHOLAS SHELLEY TANNER
Tanners Solicitors LLP, Lancaster House, Thomas Street
Cirencester, Gloucestershire, GL7 2AX
SOLICITOR

RE: The Cottage Property Reference [REDACTED] Account Reference [REDACTED]

From Locke, Sarah [REDACTED]

Date Thu 04/06/2026 10:05 AM

To [REDACTED]

Good morning Mr Cremin,

Regarding: The Cottage Down Farm, The Pry, Purton, Swindon, SN5 4JP

Thank you for your email.

The first date you were listed as the liable party of The Cottage Down Farm, The Pry, Purton, Swindon, SN5 4JP was 15/01/2005.

I hope this helps. Please call 0300 456 0109 if you wish to discuss further.

Kind regards,

Sarah Locke
Revenues & Benefits Assessment Officer

Wiltshire Council

Tel: 0300 456 0109

Email: [REDACTED]

Website: www.wiltshire.gov.uk

[Sign up](#) to Wiltshire Council's email news service

wiltshire.gov.uk/council-tax-online



From: [REDACTED]

Sent: 21 May 2026 10:28

To: CouncilTax <CouncilTax@wiltshire.gov.uk>

Subject: The Cottage Property Reference [REDACTED] Account Reference [REDACTED]

Good morning