

Dated

14th April

2011

STATUTORY DECLARATION

Of

David Thomas Sharpe

Relating to land at Holme Road, Market Weighton

We hereby certify that this is a true
and accurate copy of the original

Rollits, Solicitors, Hull

Cooper Wilkin Chapman

LIP

The Hall, Lairgate, Beverley,

HU17 8HL

(Ref: MRJ)

DAVID THOMAS SHARPE of The Moat House, Laytham, York, YO4 4PR DO SOLEMNLY AND SINCERELY DECLARE as follows:-

1. There is now produced and shown to me and marked "DTS1" a plan showing edged red land at Holme Road Market Weighton of which I am the freehold owner registered at the Land Registry under title number HS111055.
2. I have owned the land since 1986 and until 2003 the land was occupied on an informal arrangement by a farmer who used it for the purpose of planting crops. Throughout that arrangement the land was substantially enclosed with hedges. There was a gate for access but this was padlocked and so access was restricted for third parties.
3. When the farmer vacated the land the land was left to lie fallow and quickly grassed over. The grass was not tended or cut as the land was very uneven.
4. Any use by the general public or by dog walkers in particular since 2003 will have been without consent. To my personal knowledge such use will have been infrequent. Until five years or so ago I was unaware of any third party use at all. I have not erected any notices maintaining the land as private land or seeking to prohibit trespassers.
5. I acknowledge that there is a faint track shown across the land although this is only by wearing of the grass surface. The track is not otherwise marked or surfaced in any way.
6. For some time now the gates have been unlocked and have subsequently been removed altogether.
7. In accordance with section 31(6) Highways Act 1980 I can confirm that there is no current or future intention of dedicating a right of way over the property nor allowing access to any third party.

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

SWORN by the said

DAVID THOMAS SHARPE

This 14th day of April 2011

Before me,

Solicitor

STEVEN BRYON DAVIS

DAVIS DAVIDSON
Solicitors
Tower House
65 North Bar Within, Beverley
East Yorkshire HU17 8AZ

'DTSI'

H.M. LAND REGISTRY

TITLE NUMBER

HS 111055

ORDNANCE SURVEY
PLAN REFERENCE SE 8642 SE 8742 SE 8641 SE 8741

Scale
1:2500

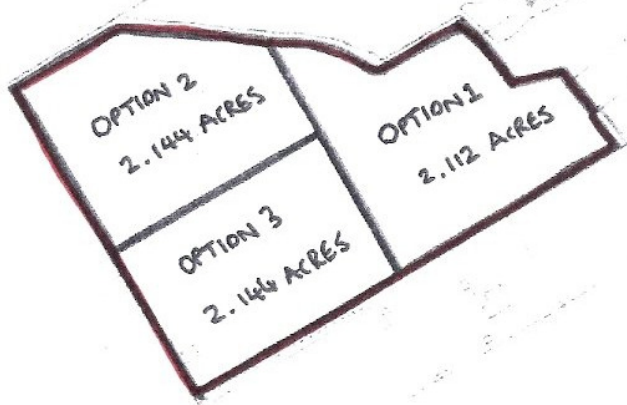
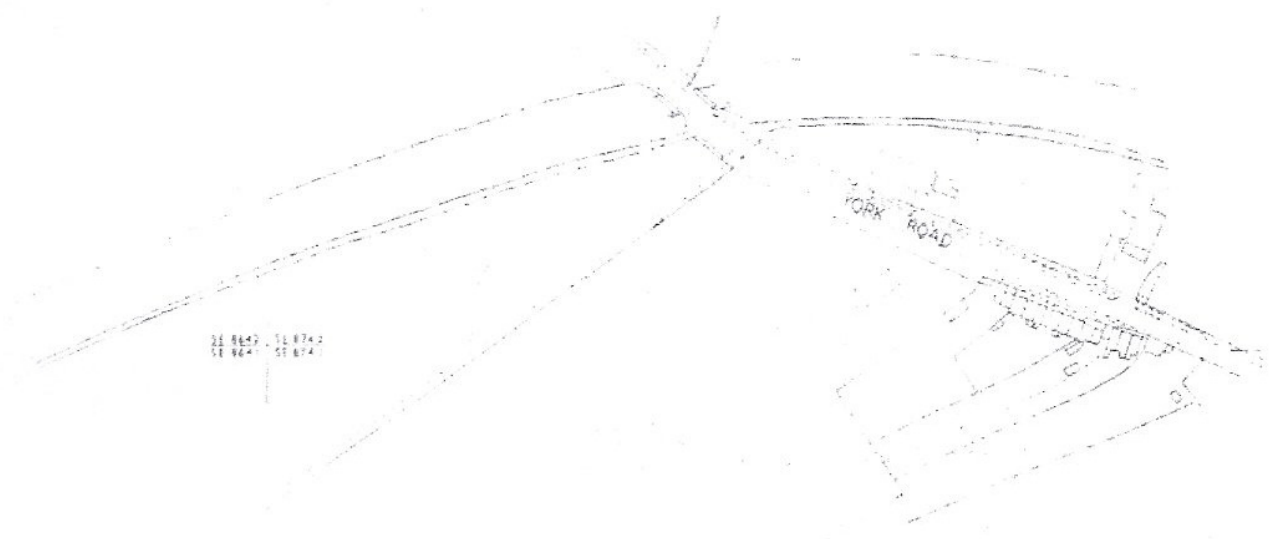
COUNTY ~~NUMBERSIDE~~

DISTRICT ~~NORTH WOLFE~~

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ADMINISTRATIVE AREA
EAST RIDING OF YORKSHIRE

~~EAST YORKSHIRE DISTRICT~~



Stewart David Davidson

DAVIS DAVIDSON
Solicitors

Tower House

65 North Bar Within, Beverley
East Yorkshire HU17 8A7

OPTION AGREEMENT PLAN

