

I Graham Gordon Arrowsmith of Pear Tree Farm, Freehay, Staffordshire, ST10 1TR do solemnly and sincerely declare as follows:

That I make this statement conciesiously believing it to be true and by virtue of the statutory declarations act 1835, declared on the 1st Nov 2017 at Cheadle Staffordshire.

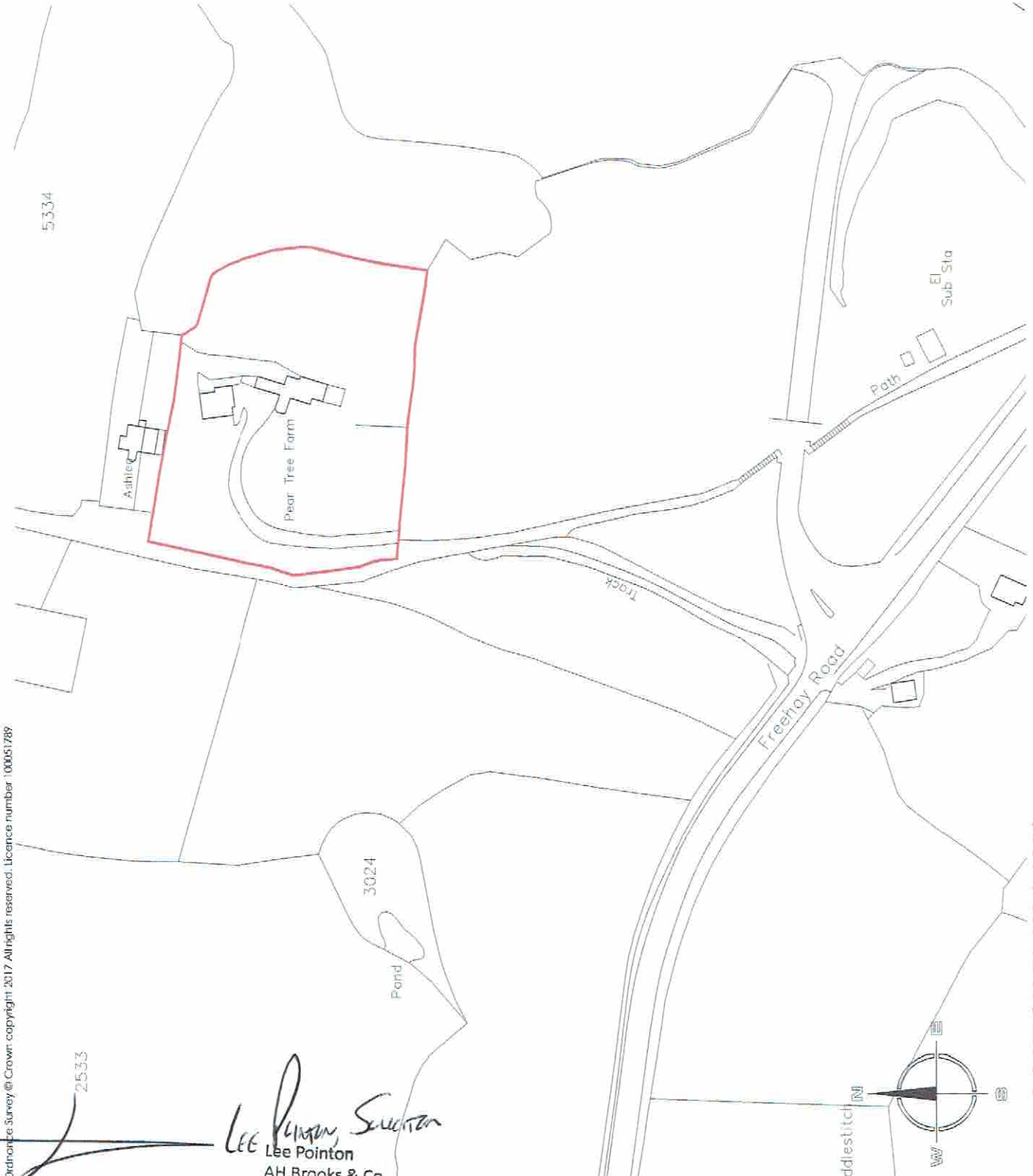
1. That I, along with my wife, Judith Rosemary Arrowsmith, are the owners of Pear Tree Farm, Freehay, Staffordshire, ST10 1TR, hereafter referred to as 'The Property', whose location is outlined in red on the attached site location plan 00714-AL(0)02.
2. That I have lived at The Property with my wife and three children since 2nd June 1992, and that it is my sole residence.
3. That the part of the building hatched red on the attached plan 00714-AL(0)03 originally comprised an external patio area.
4. That in 1997 I undertook works to construct 2m high walls around the patio area under the provisions of Permitted Development to provide an enclosure to the patio area.
5. That between 2005 and early 2006 I erected a timber frame in front of the walls, sat atop a raised patio area constructed from brickwork and paving slabs, as shown hatched blue on the attached plan 00714-AL(0)03.
6. That the attached sales particulars from Kevin Ford & Co. relate to The Property and date from 10th April 2006. The photograph in the sales particulars shows the front (west) wall with the timber frame in front.
7. That between August 2007 and February 2008 I undertook works to cover the exterior patio slabs within the enclosed walled area with wooden decking.
8. That between August 2007 and August 2008 I undertook works to erect a roof atop the existing walls. This was done by myself at weekends, and comprised of a tiled section of roof that slopes westwards, with a plastic and timber framed roof behind that slopes downwards in an easterly direction. A small upstand of timber was also incorporated, which is visible on the west elevation. The roof was supported by a steel RSJ. I also undertook works during that time to insert plastic sheeting into the front timber canopy.
9. That the works to erect the enclosing walls, to construct the raised patio and timber/plastic canopy to the front, and the provision of the roof above the enclosing walls were all completed by myself by the end of August 2008.

DECLARED BY THE ABOVE NAMED ON THE 1ST DAY OF NOVEMBER 2017
IN THE PRESENCE OF ^A AND BEFORE ME

Lee Pointon
AH Brooks & Co
Central Buildings, High Street
Cheadle, Stoke on Trent ST10 1AR

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 W: www.hewittcarr.com

Client
Mr & Mrs Arrowsmith

Project
**Pear Tree Farm
 Freehoy, Cheadle**

Title
Site Location Plan

Survey
 Date: Oct 2017
 Scale: 1:1250
 Drawn: SG
 Checked:

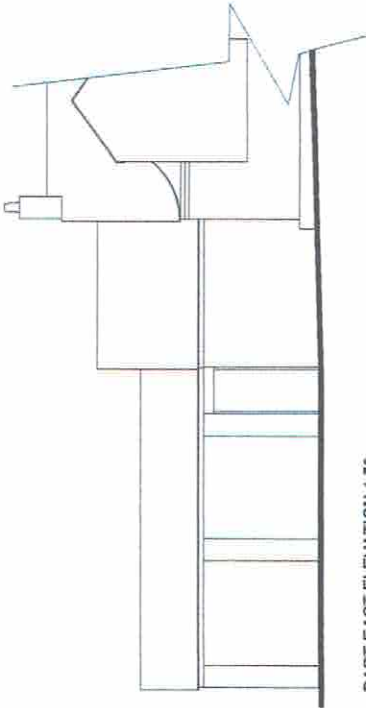
Project No.
00714 AL(0)02

SITE LOCATION PLAN 1:1250

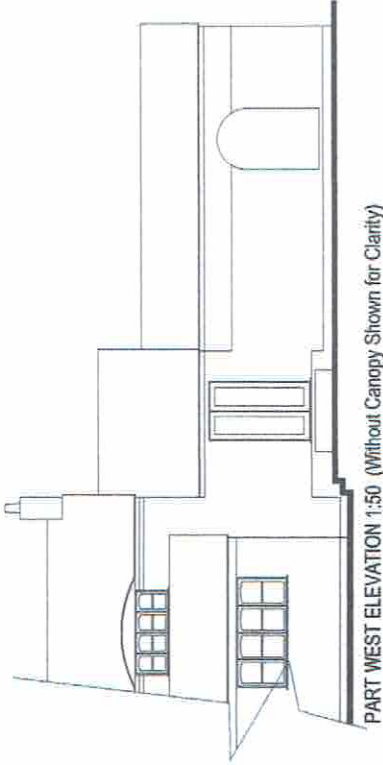
Free Ref: CA

1. All drawings are to be read in conjunction with the specification and the contract documents.
 2. The client is responsible for providing all necessary information and for ensuring that the drawings are based on accurate data.
 3. The architect is not responsible for any errors or omissions in the drawings or for any consequences arising therefrom.
 4. The architect is not responsible for any construction methods or materials not shown or specified.
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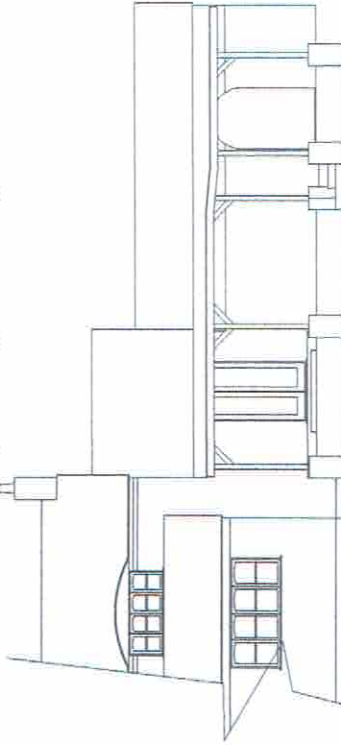
Scale: 1:50



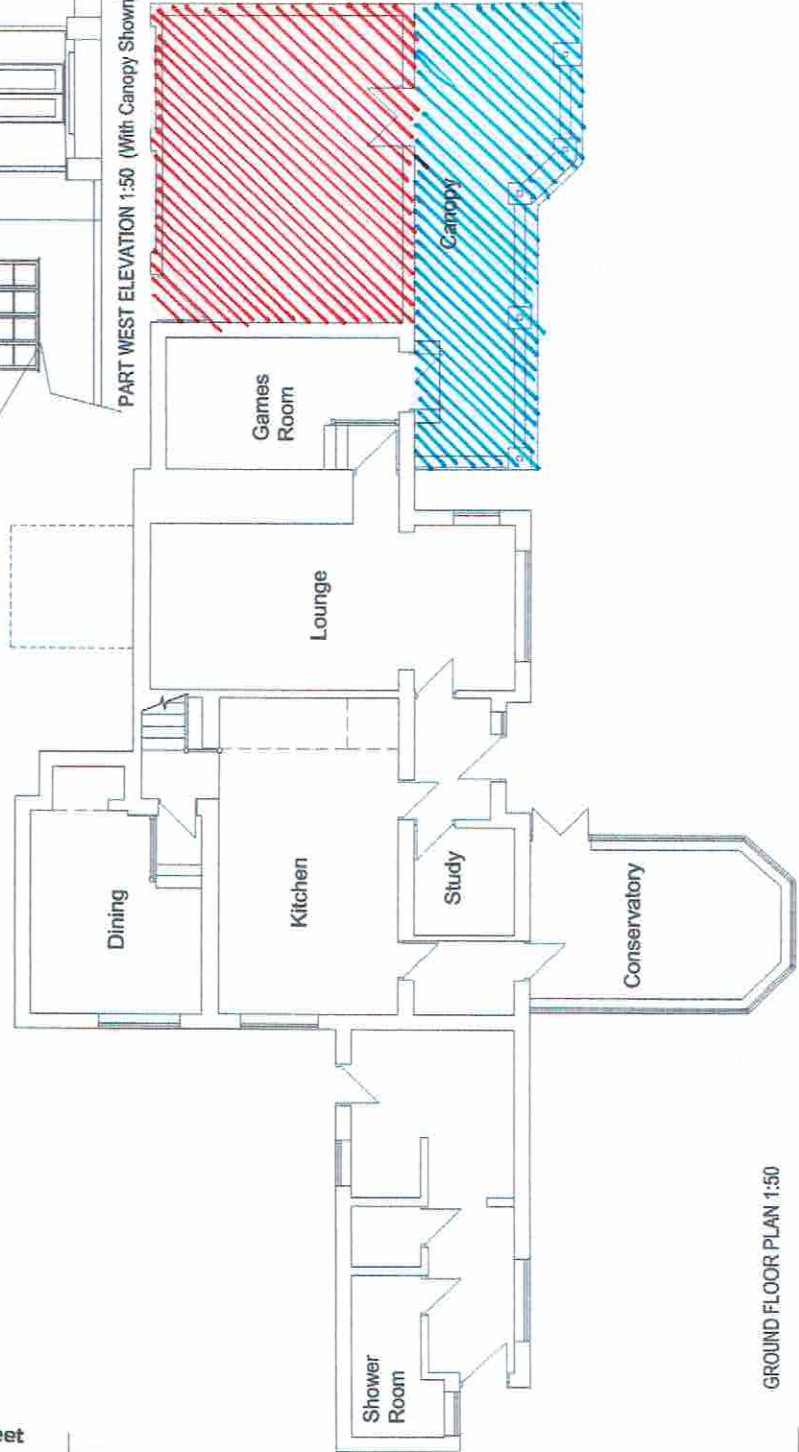
PART EAST ELEVATION 1:50



PART WEST ELEVATION 1:50 (Without Canopy Shown for Clarity)



PART WEST ELEVATION 1:50 (With Canopy Shown)



GROUND FLOOR PLAN 1:50

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 Lee Pointon

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 Central Buildings, High Street
 Cheadle, Stoke on Trent ST10 1AR

Hewitt & Carr Architects

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Mr & Mrs Aroworinith

Pear Tree Farm
 Freshbury, Cheshire

Floor Plans and Elevations

Survey: SG
 Date: Oct 2017
 Scale: 1:50

Project No: 00714
 Drawing No: AL(0)03

1:50



Kevin Ford & Co Ltd
01538 751133

19 High Street
 Cheadle
 Staffordshire
 ST10 1AA

Kevin Ford & Co. Ltd.

Offers Around £460,000

Freehay



- Detached Country Cottage
- Three Bedrooms
- Two Receptions & Study
- Conservatory
- Breakfast Kitchen/utility
- Oil C/ H & Partial D/ G
- Det Workshop/ Storeroom
- Land Extending To 2 Acres

A rare opportunity to acquire a Detached Country Cottage located within the sought after Village of Freehay having been extensively extended and modernised by the present Vendors standing in landscaped gardens and land extending the approximately 2 Acres. The accommodation comprises: Entrance Lobby, Lounge with Brick feature open fireplace, Reception Room, Office/ Study, Conservatory, Breakfast Fitted Kitchen/ Dining Area with built in appliances, Utility Room, Downstairs Shower Room, Stairs from Kitchen lead to the First Floor where there is Three Bedrooms (Master Bedroom having built in Fitted Wardrobes), Family Bathroom. The Cottage has the benefit of Oil Fired Central Heating, Partial Double Glazing and a Fitted Security Alarm System with external cameras and lighting. Externally there is a workshop and storerooms, Attached Double Carport and covered Barbeque/Patio Area.

THE ACCOMMODATION COMPRISES

ENTRANCE LOBBY


1.73m(5'8") x 3.28m(10'9")

Single radiator, tiled floor, store room off with loft access.

LOUNGE

3.43m(11'3") x 5.89m(19'4")

Brick feature open fireplace, part beam ceiling, tiled hearth, two double radiators, feature wood panel walls.


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