

Bagshaw & Associates Limited.
Architectural Design and Planning Consultants

Statement by Martin Evans.

CLUOD - Blaen Nantcellwen Farm, Dyffryn Cellwen, Neath SA10 9LF.

My name is Martyn Evans and I am the Estate Owner in Fee simple of Blaen Nantcellwen Farm and I swear that the following is the truth.

My late father passed away in January 2003; as he died intestate probate was not completed until 2006 when I took ownership of the property. The property has remained vacant since 2003. Between 2003 and 2006 the Solicitor's Company acting on behalf of my client's late father paid the Council Tax, since 2006 my client has paid the Council Tax on the property.

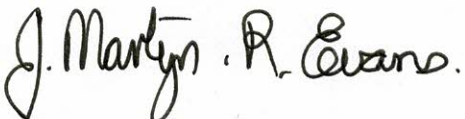
Confirmation of these payments can be obtained from the NPTCBC - Council Tax Section.

Since 2003 I have made the property water-tight and carried out essential repairs. I have also occupied the property for short periods in the summer months. The adjoining barn has fallen into disrepair over the last 4 years. I can easily reinstate the roof. The barn and the adjacent land have been used for residential purposes.

I now propose to place the property on the market. I have been advised by a Local Estate Agent to obtain a Certificate of Lawful Use or Development to give any prospective purchaser the comfort when considering the purchase of the property.

The curtilage of the property is shown edged in red on plan ME/2020/03. The property does not have an internal W.C. Presently I have to go to the existing W.C. located in the small parcel of land to the south of the dwelling. This is on a steep bank

The land to the west of the property is also on a steep bank up to the existing farm road and cannot be used for anything.

Signed: 

Date: 2. 9. 2020.

7 Pontneathvaughan Road, Glynneath, Neath SA11 5AR.

Witnessed:

Date: 02/09/2020.



Contact Details:

Mobile: 07434 410412