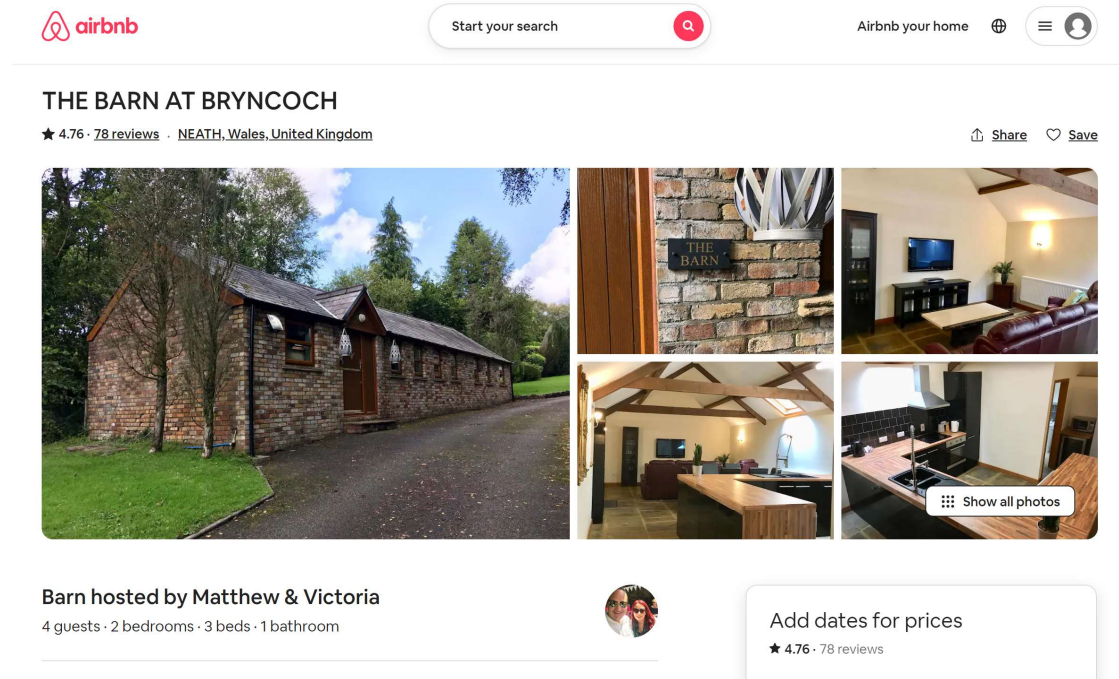


The Barn at Bryncoch

Advertising and holiday reviews – evidence to demonstrate a continuous 4 year use

Application property available to rent on Airbnb:



The screenshot shows the Airbnb listing for 'THE BARN AT BRYNCOCH'. The listing is hosted by Matthew & Victoria, with 4.76 stars from 78 reviews. The property is located in NEATH, Wales, United Kingdom. The listing features a large photo of the exterior of the barn, which is a stone building with a wooden roof. There are also four smaller photos showing the interior: a living area with a stone fireplace, a kitchen, a dining area, and a bedroom. The listing is available for 4 guests, 2 bedrooms, 3 beds, and 1 bathroom. A button to 'Add dates for prices' is visible, along with a 'Show all photos' button.

Most recent review April 2023:

The barn was excellent for our requirements, love the open plan was just like being at home.

Oldest review September 2019:

What a find. The nicest place me and my team have stayed so far . Was impressed with how homely it felt. Would recommend to anyone

All other Airbnb reviews (that also demonstrate a continuous use between September 2019 and April 2023 can be found by following this link:

https://www.airbnb.co.uk/rooms/37449513?source_impression_id=p3_1690361079_nriJs7sYg7LCmH%2Fn

Reviews of property on Tripadvisor:

The screenshot shows the Tripadvisor page for 'The Barn at Bryncoch'. The header includes the Tripadvisor logo, a search bar, and navigation links for Review, Trips, Alerts, Sign in, and Basket. Below the header is a breadcrumb trail: Holiday Rentals > Europe > United Kingdom (UK) > Wales > South Wales > Neath Port Talbot > Neath. The property name 'The Barn at Bryncoch' is displayed with a 7-star rating and 7 reviews. A yellow banner encourages users to log in for exclusive deal alerts. Below this are tabs for Overview, Reviews, Amenities, Availability, Map, and Things to know. The main image shows the exterior of the stone barn. To the right, there are smaller images of the interior, a booking widget showing a price of £112/night with a 'Book now' button, and a section indicating the property is as seen on HolidayLettings, affiliated with FlipKey. A small TUI advertisement is visible at the bottom right.

Most recent review (Visited September 2021)

Great Stay

Good location for visiting the Gower and Swansea area, very spacious, lovely space inside and out, would highly recommend.

Oldest review (Visited February 2019):

Perfect Home from Home

Have stayed at the Barn many times over the years, and can safely say it is the perfect home from home. It is very comfortable and is equipped with everything you need for a short stay. In fact, it is equipped for everything you need if you wanted to move in! The location is perfect, very quiet, secluded and private. Can more than happily recommend.

All other Airbnb reviews (that also demonstrate a continuous use between February 2019 and September 2021) can be found by following this link:

https://www.tripadvisor.co.uk/VacationRentalReview-g1474525-d18978031-The_Barn_at_Bryncoch-Neath_Neath_Port_Talbot_South_Wales_Wales.html

Summary

Oldest view (Tripadvisor February 2019) and newest review (Airbnb April 2023), together with consistent reviews between these dates on both websites indicate that the property in question has been used consistently as a holiday let for a period in excess of four years.

This information, together with other evidence provided, establishes that the existing use of the building as a holiday let is lawful.