

I, Rohan Herbert, of 1B Broomhill, Port Talbot, SA13 2US, do solemnly and sincerely declare as follows:

1. I have lived at 1B Broomhill, Port Talbot, SA13 2US since 2018, when I purchased the property from [REDACTED].
2. At the time of purchase of the property, it was clear that the area edged red on '**Document A**' formed part of the property's garden. The land was arranged on two tiers and contained a greenhouse, a garden shed, a washing line, various shrubs and landscaping.
3. When we moved into the property in 2018 the northern and western boundaries of the area edged red on '**Document A**' were defined by wire stock proof netting, whilst the southern boundary was defined by a wooden fence in poor condition.
4. Shortly after moving in, we removed two old trees in poor condition, as can be seen from the Aerial Photograph taken in 2020 ('**Document B**')
5. Since moving into the property in 2018, we have utilised the area edged red on '**Document A**' as part of our garden.

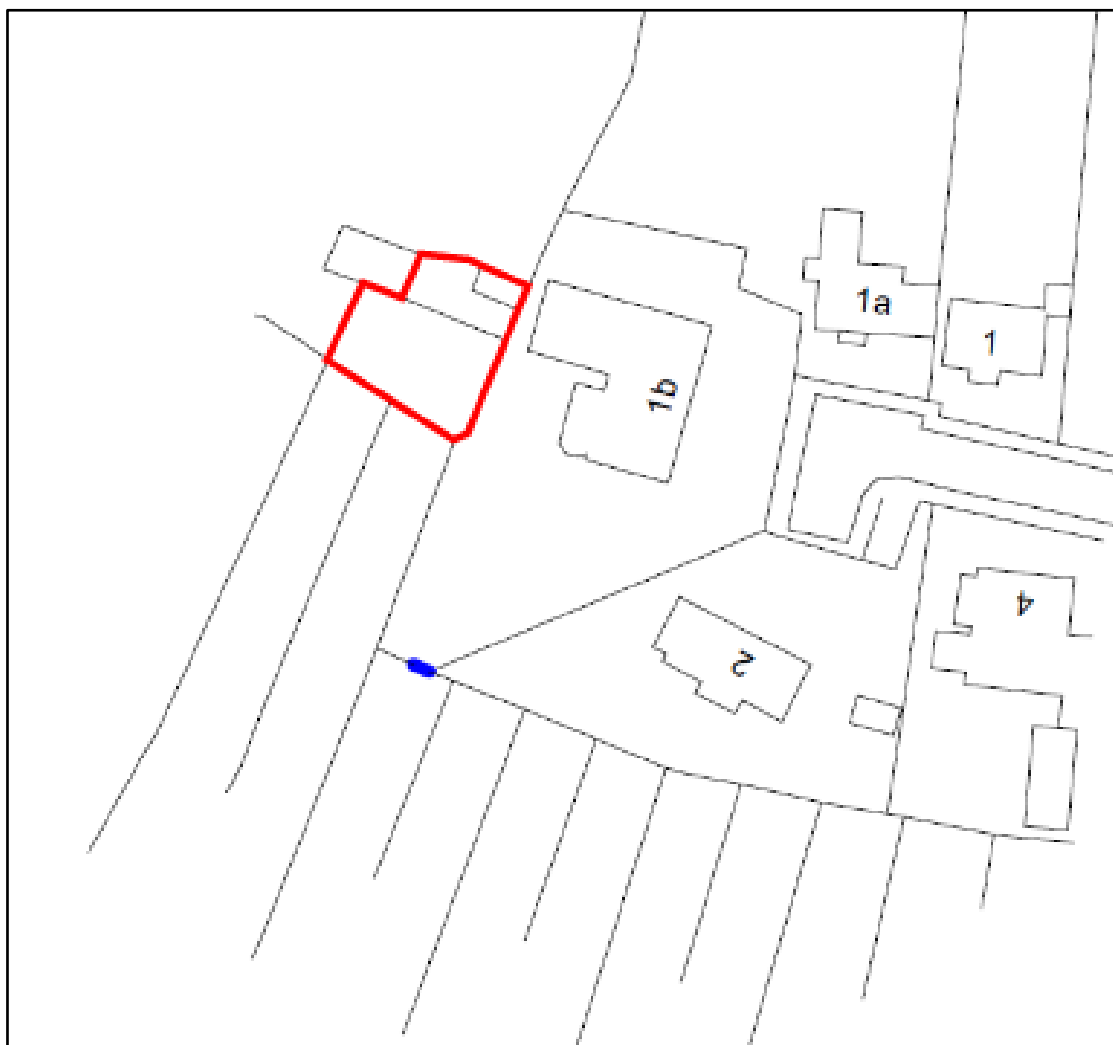
STATEMENT OF TRUTH

I believe that the facts stated in this proof are true. I also understand that proceedings may be brought against anyone who makes, or causes to be made, a false statement in such a document verified by a statement of truth without an honest belief in its truth.

Signed: [REDACTED]

Date: 14/5/2026

Document A



Document B

