

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, with the stump of one shown in a photograph I took of the garden area on 3rd July 2020 ('**Document B**'). This photograph also shows some of the old ornamental garden beds in the foreground and the picket fence we erected to replace the old fencing.
5. Later in July 2020, we then installed a series of raised beds to grow vegetables in the lower level of the garden area, as shown in a photograph I took on 22nd July 2020 ('**Document C**').
6. Later in 2020, I then extended the retaining wall running between the two levels of our rear garden area and also installed a new base for a greenhouse, both of which are present in a photograph I took on 8th November 2020 and 28th February 2021 ('**Document D**').
7. The greenhouse was then later brought to site in 2021 and the area around it finished in loose stone, as shown in a photograph I took on 17th November 2021 ('**Document E**').
8. In the spring of 2022 we then employed Wright Ways Contractor Ltd to build a retaining wall along the southern boundary of the garden area and part of its western boundary, with the footings for it being cut by 17th February 2022 ('**Document F**').
9. The wall was then built, and I backfilled the area behind it, installed the old picket fence on its top and constructed the new decking, all by the end of April 2022. This process can be seen in the photographs in '**Document F**'.
10. I was then invoiced for the construction of the retaining wall and a copy of the settled invoice can be found as '**Document G**'.
11. Since moving into the property in 2018, I can confirm that my family and I have utilised the area edged red on '**Document A**' as part of our garden and only for such purposes.

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: 

Date: 19/6/2026

Document A



Document B



Document C



Document D



9:23

85



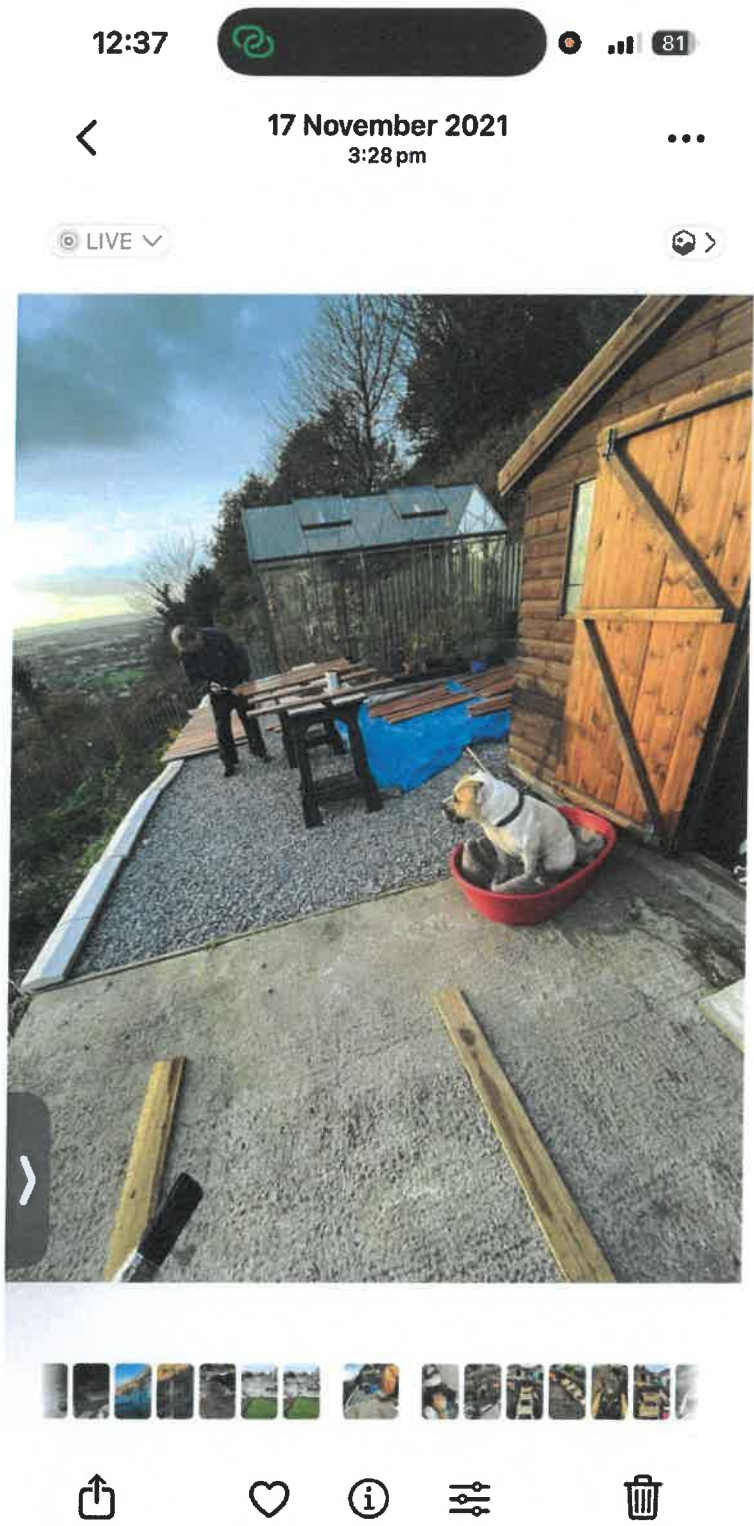
28 February 2021
8:08 am



LIVE



Document E



Document F



9:20

86



28 April 2022
4:04 pm



LIVE





14 April 2022
6:56 pm



Document G



INVOICE

Wright Ways Contractor Ltd
07498 856607

Invoice No. Herbert1B2022
Invoice Date 05/03/2022
Status PAID IN FULL

Bill To

Rohan Herbert
1b Broomhill
Port Talbot
SA13 2US

Works Summary

Construction of retaining wall and steps

Works completed: 03/04/2022

Description	Amount
Construction of retaining wall and steps	

Balance paid in full

Works completed on 03/04/2022. Balance settled.

£0.00

Outstanding

Payment Status

Paid in full. No further payment is due.

Total invoiced

Amount received

Balance Due

£0.00