

STATUTORY DECLARATION – STATEMENT OF Mr Philip Cartwright

I, Philip Cartwright, of Hillend Farm, BL8 4NS, do hereby solemnly and sincerely declare as follows,

I am the previous registered owner of the property known as 30a Bridge Street, Ramsbottom, Bury, BL0 9AQ (hereafter referred to as 'the property'); I purchased the property in December 2020, at that time the first-floor unit of the property was vacant.

Simultaneous with the purchase of the property, I actioned a renovation of the first-floor unit into a residential unit with works carried out during a period of time from 2021 to 2022. Works on the renovation were completed in July 2022.

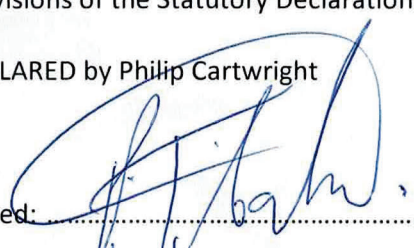
Following the completion of the residential unit the dwelling was let and occupied by the first tenant from September 2022 to the June 2024.

I subsequently agreed a lease with a new tenant; that lease July 2024 and to my knowledge continued after the sale of the property on the August 2025 (when I sold the property to Bridge Street Property Limited).

During the time since the renovation in July 2022 and the commencement of the first lease September 2022, up until the sale of the property, the first-floor unit at 30a Bridge Street, Ramsbottom has been continuously in use of a residential nature and that I understand to fall under Use Class C3. This was continuous and was exercised without challenge, objection or dispute from any party.

I make this solemn declaration conscientiously believing the same to be true (having regard to provisions of the Statutory Declarations Act 1835).

DECLARED by Philip Cartwright

Signed: 

Date

25/9/26

Name

PHILIP THOMAS CARTWRIGHT

Witnessed by: 

Date

25/9/26

Name

MARIA MANUELA OCHOA RIBEIRO ALVES

DUNAS RECEPTION

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