

5 Fynnon Y Ceirw

Brymbo road

Bwlchgwyn

LL11 5UA

Mr & Mrs R Edwards

5th July 2018

Dear Fran & Ralph

With reference to previous correspondence in support your negotiations with Wrexham County Council, in terms of occupancy and use of the Annex adjoining 5 Fynnon Y Ceirw, I again confirm that whilst we owned the property, the annex was let and occupied by tenants for over 4 yrs.

As stated previously, we purchased the property from the previous owners in Jan 2011 with a sitting tenant and we honoured the arrangement for another 12 months. At no point were we aware of the restrictions on the occupancy of the annex, as the sale was promoted by having additional income potential, a need at the time to offset our mortgage.

After the incumbent tenant moved out, we continued to let the adjacent rooms (annex) continuously year on year up to august 2016. Obviously, there were short periods between each let for refurbishment and advertising to seek new tenants.

In support of this confirmation, there will be evidence in the form of records within Wrexham BC of all the council tax payments year on year made by directly by each subsequent tenant, again for the periods in question.

I trust this information is sufficient to demonstrate that the property in question was continuously occupied for over 4 years.

Kind regards

A handwritten signature in black ink, appearing to read 'Stephen Jones', with a long horizontal flourish extending to the right.

Stephen Jones

