

**Statutory Declaration by David J Bellis relating to  
Summerfield House Overton Road Ruabon Wrexham LL14 6LH**

I am David J Bellis of Summerfield House Overton Road Ruabon Wrexham LL14 6LH

I purchased the buildings and land known as Hafod House ( now named Summerfield House) on 24th November 1987 in joint ownership with my wife, Suzanne M G Bellis. The land is shown outlined in red on the Plan attached to this Declaration.

The Plan shows three dwellings, Summerfield House, Hafod Coach House and Stable Cottage. Summerfield House is where my wife and I live. Stable Cottage is an ancillary building to Summerfield House that was converted for my wife's mother to live in. Hafod Coach House is occupied separately.

When we moved into the house the land immediately in front of the principal elevation was a driveway leading to the garage and there was a small border associated with this. The situation is shown in the photograph at Exhibit 1 which is attached to this statement. I am unaware of the exact date of this picture but the type and age of the coach on the road outside the house shows it being prior to 1987 when we moved in.

The land was a garden when we moved in, the previous occupant had a gardener. This is shown in a second photograph at Exhibit 2 which is attached to this statement. In the top of that picture can be seen a white car. That car was a Vauxhall Astra that belonged to my father-in-law and was stolen on 24th March 2003. The picture therefore pre-dates that.

A further photograph is at Exhibit 3 and is an aerial image from Google Earth dated 1st January 2006. The image must therefore have been taken prior to that date.

A final photograph, is at Exhibit 4, is the current aerial view with an image date of 20th April 2009.

For at least the past 10 years from today I have maintained the area shown on the plan as my garden and have used it accordingly in association with the dwellinghouse. This is in addition to the land between the dwellinghouse and the road being to the left of the driveway which has always been garden as the exhibits 1, 3 and 4 show.

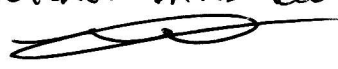
And I make this solemn declaration conscientiously believing the same to be true and by virtue of the Statutory Declarations Act 1835.

Declared by the said

David J Bellis

At

MICHAEL DAVID COLLING

  
SPRING HOUSE, HOLLINGWOOD ROAD  
CHURCH

SOLICITOR

THIS 14th APRIL 2016

This

2014

Before me

A commissioner for Oaths/ Solicitor.

Exhibit 1



This is the picture mentioned by me.

David J Bellis

At SPRING HOUSE  
HOUTHOOD ROAD  
CHURK

This 14th APRIL 2014

~~MICHAEL DAVID KERRING~~  
SOLICITOR

Exhibit 2



This is the picture mentioned by me.

David J Bellis

At SPINE HOUSE  
HOLYHEAD ROAD

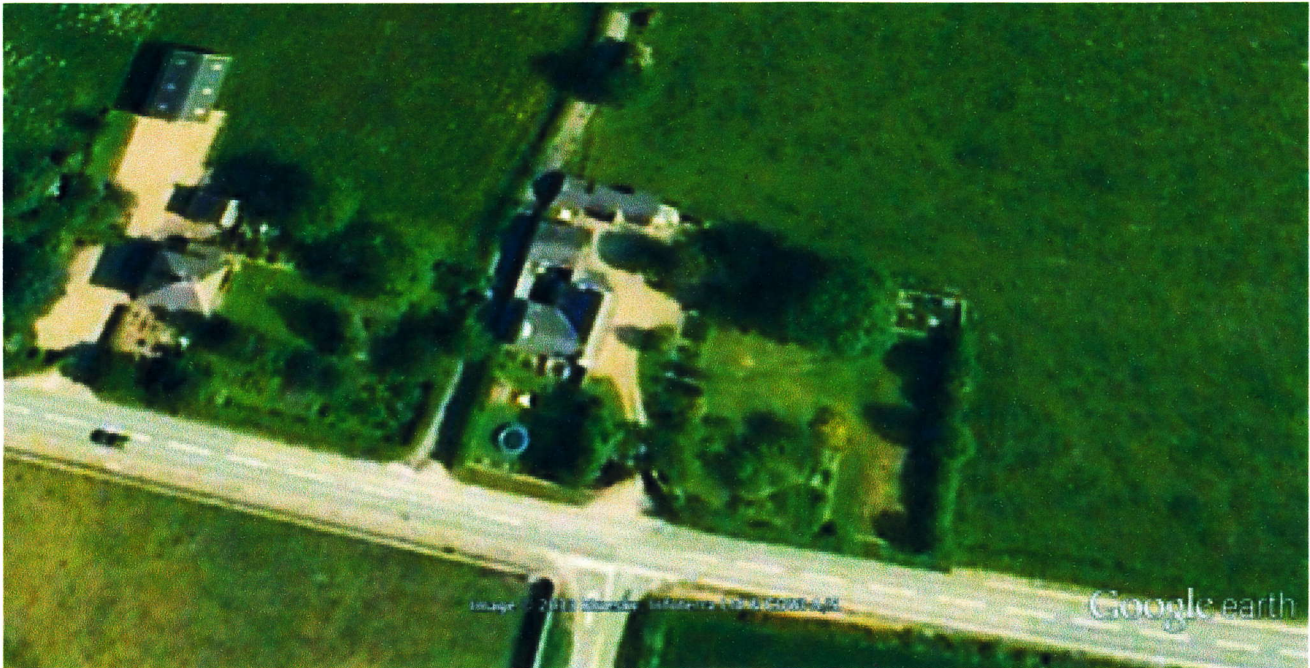
This 14th APRIL 2016

Before me

MICHAEL DAVID COTTER

A Commissioner for Oaths/ Solicitor

Exhibit 3



This is the picture mentioned by me.

David J Bellis

At SPRING HOUSE, HOLYHOOD ROAD  
CHURCH  
SOLICITOR

This 14th APRIL 2016

Before me

A commissioner for Oaths/ Solicitor

Exhibit 4



This is the picture mentioned by me.

David J Bellis

At  SPRING HOUSE  
CHURCH

This 14th APRIL 2016

Before me

  
MICHAEL ROURKE  
A commissioner for Oaths/ Solicitor

Before me



MICHAEL

DAVID

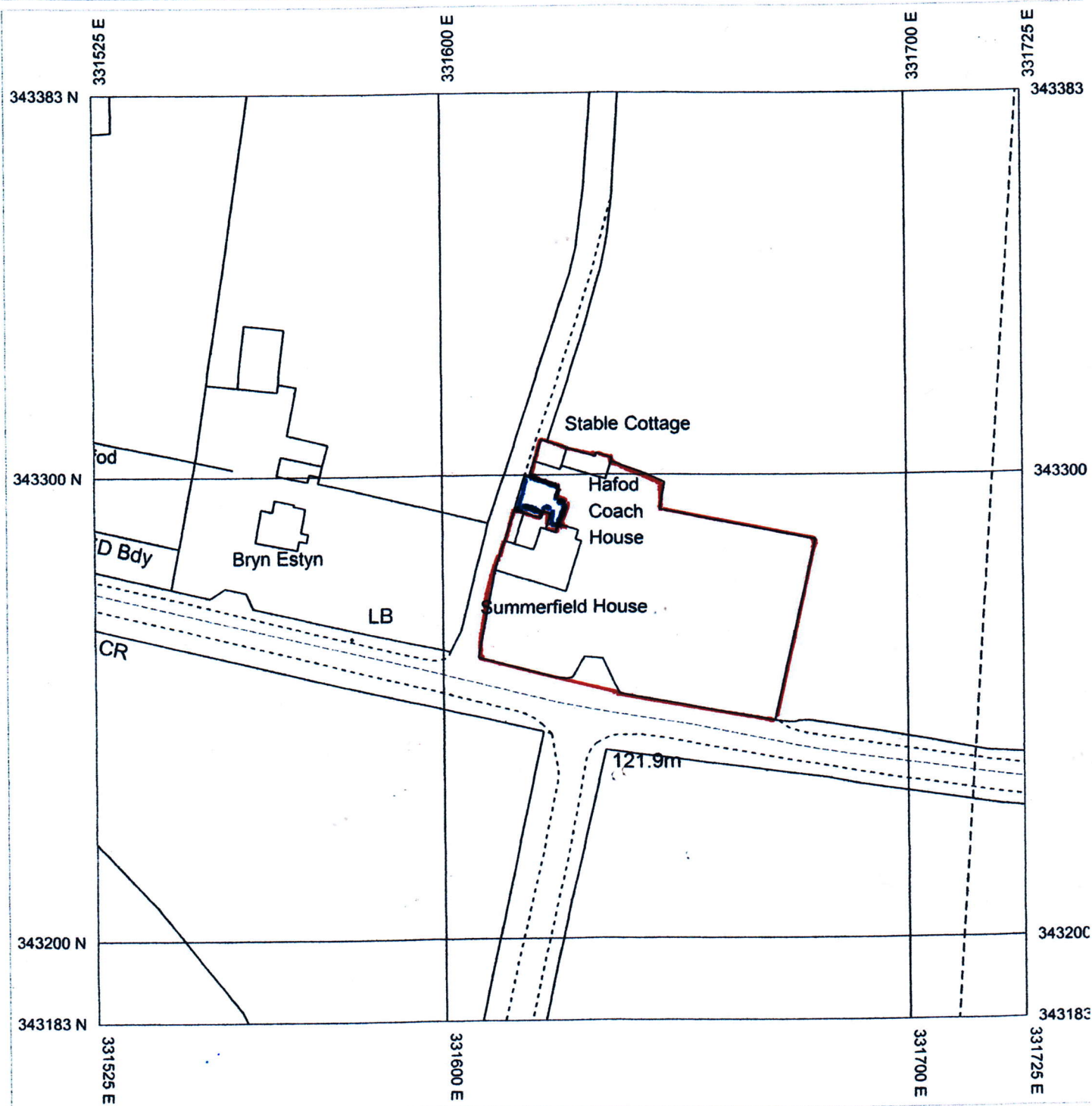
LEONG

A commissioner for Oaths/ Solicitor

Mapping  
sourced from



Location Ma



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The representation of a road, track or path is no  
evidence of a right of way.

The representation of features as lines is no evidence  
of a property boundary.

0 20 40

Scale 1:1250

Supplied By: **Hobs Reprographics Chester**

Serial number: 001155551

Plot Centre Coordinates: 331625, 343283