

Statutory Declaration of John Morrison Wootton

The Office and Compound at Duck End, Birchanger, Essex CM23 5QS

Statutory Declaration of John Morrison Wootton

I, John Wootton, a Director of Savills (UK) Limited, do solemnly and sincerely declare as follows:

1. I make this Statutory Declaration in my capacity as the Managing Agent to the Directors of Birchanger Hall Farms Limited, in relation to all of their land and property owned by them at Birchanger and Takeley, Essex. My appointment as Managing Agent commenced on the 1st October 2011. I have continuously held this position from the date of appointment to the present day.
2. In my capacity as Managing Agent I know who has occupied which buildings, for what period of time, and upon what terms during this period of all the land and property owned by Birchanger Hall Farms limited
3. I attach herewith a plan (Exhibit 1) which shows the extent of the demise known as the Office and Compound which is now subject to a lawfulness certificate application.
4. As a result of my position and knowledge of the company property, I am able to unequivocally confirm the following in relation to the Office and Compound at Duck End:
 - a. 24X7 Limited was in occupation of the Office and Compound on the date of my appointment on 1st October 2011.
 - b. New leases were granted to 24X7 Limited on 1st February 2013, the 1st February 2018 and 1st February 2021.
 - c. The current lease will expire on 31st January 2024.
 - d. 24X7 Limited has been in occupation on the Office and Compound, continuously and without any break from the date of my appointment on 1st October 2011 up until the present day.
 - e. During the occupation of 24X7 Limited the Office building has been used as an office for the occupiers business. The Compound has been used for parking motor vehicles, belonging both to the business, their staff, visitors and customers.

AND I make this solemn declaration conscientiously believing the same to be true and by virtue of the Statutory Declaration Act 1985.

DECLARED BY JOHN MORRISON WOOTTON



Of the following address:

SAVILLS, UNEX House,
132-134 Hills Road
CAMBRIDGE

This 6 day of Oct 2023

Before me



PRINT NAME: P E DODD

PETER E DODD
6 MARKET SQUARE
BISHOP'S STORTFORD
HERTS CM23 3UZ
SOLICITOR

This 6 day of Oct 2023

EXHIBIT 1

