

Statutory Declaration ("Addendum 1")

We, Desmond Michael Ryan and Dorothea Elizabeth Hayden Ryan of Goose Hill House, Ashford Hill, Headley, RG19 8AT do solemnly and sincerely declare as follows:-

1. We are the freehold joint owners of the premises known as Goose Hill House, Ashford Hill, Headley, RG19 8AT part registered under Title Numbers HP 302465 ("the Property") which (for identification purposes only) is shown edged red on the attached Title plan.
2. The Property was purchased jointly by us in 1991 and all the buildings to which this statement relates were present when we purchased the Property.
3. The larger storage building (shown as "Building A" on Plan 2) was built by the previous owners and was used as storage for their business.
4. The smaller building (shown as "The Stables" on Plan 2) was converted to offices by us in 1992 and has been in constant use as offices ever since.
5. From 1991 to 2005 our business "Codelocks Ltd" occupied both the Stables and Building A until it outgrew the site and moved to alternative business premises in Newbury.
6. From 2005 onwards The Stables has been let to Catherine Blades Bridal Ltd.
7. From 2005 to 2015 Building A was let to a motorcycle storage and trading company from 2005 up until October 2015.
8. The motorcycle company left in 2015 and is now based in Thatcham (Trading as "The Carnaby Motorcycle Company").
9. All rents received for the above lettings were recorded by our accountant and reported to HMRC in our tax returns.
10. From 2015 to 2018 Building A was vacant. We advised Basingstoke and Deane Council in writing of the building becoming vacant in 2015. Both properties were revalued by the Valuation office at that time.
11. From 2018 to the present day Building A has been used sporadically as overflow storage by our company "Codelocks Ltd"
12. In approximately 2022 Codelocks Ltd started to use all of Building A for storage purposes on a more permanent basis.
13. The Stables and Building A each have their own separate Electric meter and supply.

14. We can confirm that the Stables and Building A have been used and occupied continuously from 1991 to the present day as detailed above.

15. We are able to make this declaration from our own knowledge as the current owners of the Property.

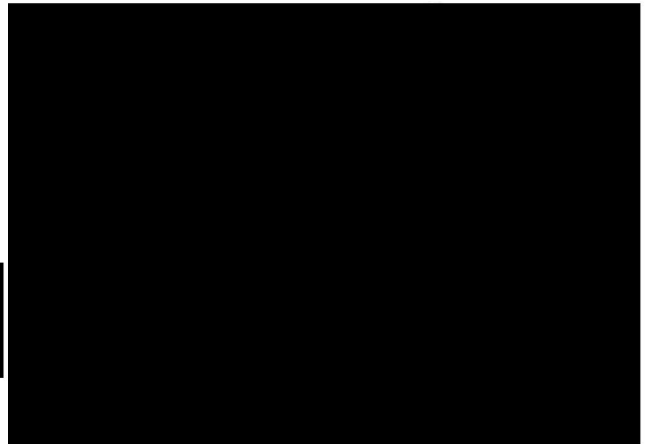
AND WE MAKE THIS SOLEMN DECLARATION conscientiously believing the same to be true and by virtue of the Statutory Declarations Act 1835

DECLARED at *White Haw House*  
*Market Place Newbury*  
*Berkshire*

This *17<sup>th</sup> January 2024*

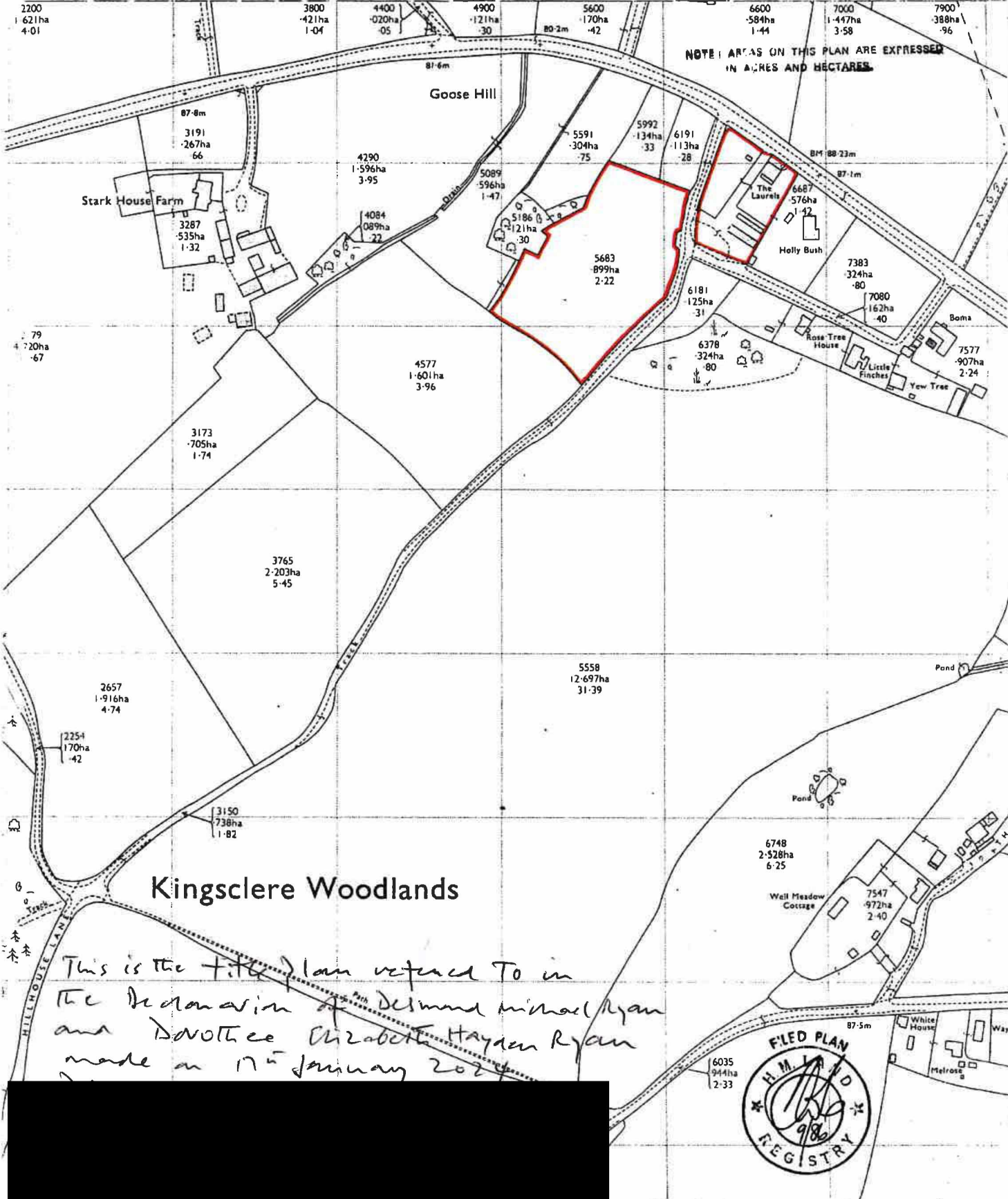
Before Me

A Commissioner for Oaths/Solicitor



# TITLE PLAN

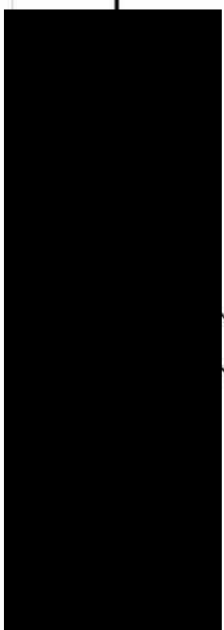
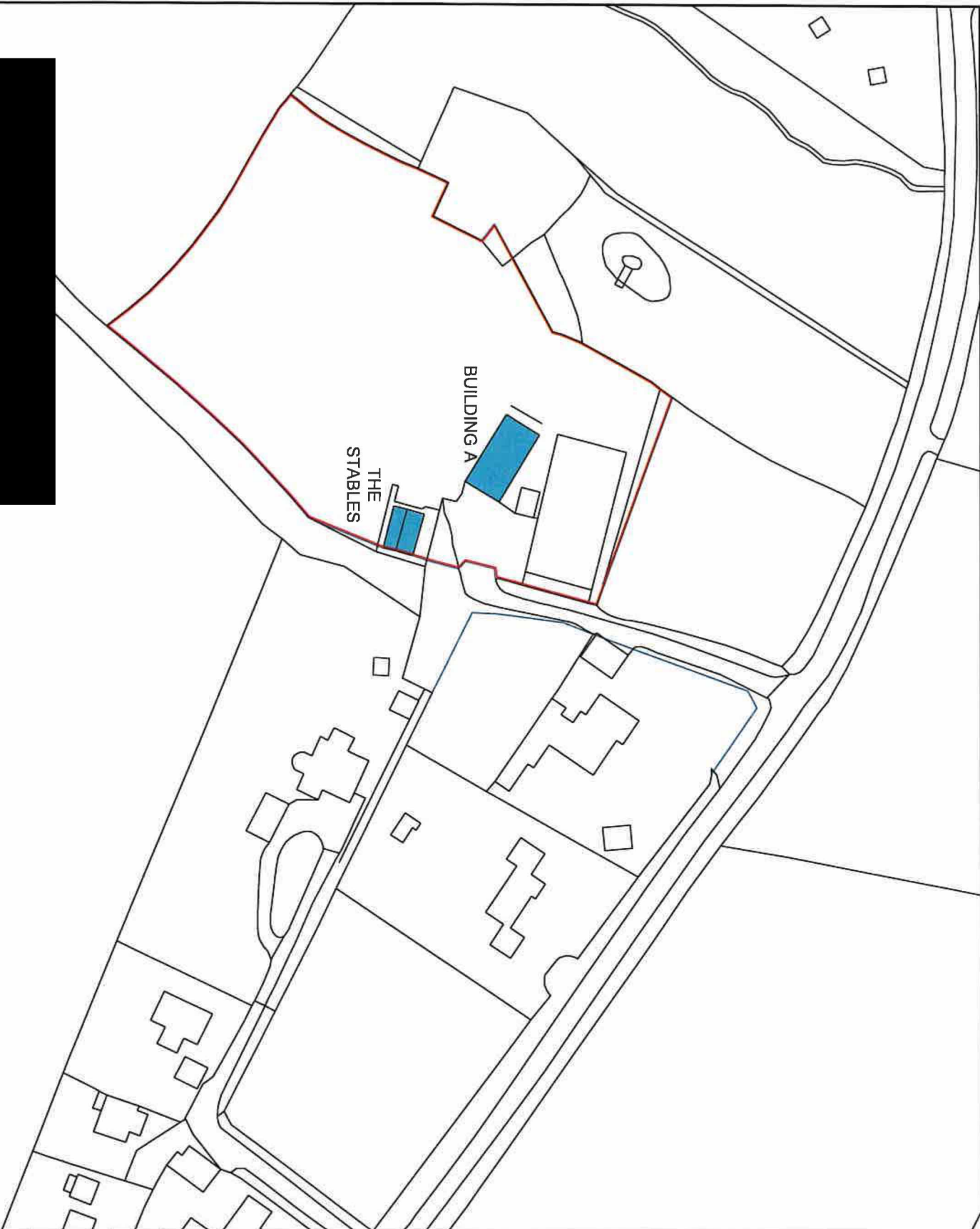
H.M. LAND REGISTRY		TITLE NUMBER
		<b>HP 302465</b>
ORDNANCE SURVEY PLAN REFERENCE	SU5362	Scale 1/2500
COUNTY HAMPSHIRE	DISTRICT BASINGSTOKE AND DEANE	©Crown Copyright



*This is the title plan referred to in the Declaration of Desmond Michael Ryan and Dorothea Elizabeth Hayden Ryan made on 17<sup>th</sup> January 2024.*







PLAN 2



GRID NORTH



This is Plan 2  
 required To in the  
 Declaration of Deed  
 Michael Ryan and  
 Dorothea Elizabeth  
 Hayden Ryan made  
 on 19 January 2024  
 before me  
 in favor  
 of you Dorothea  
 Elizabeth

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Client: CARTER JONAS

Project: GOOSE HOUSE HILL GOOSE HILL,  
 HEADLEY, THATCHAM, RG19 8AT.

Title: PLAN 2

Scale: 1:1250 @A4 Date: 11/01/2024

Drawn by: KH Surveved by: KH

Checked by: MJ DWG no:J0077972-24-01-Issue02

