STATUTORY DECLARATION

I, RUTH ABIGAIL EVANS of THE LODGE, HOGGINGTON LANE, SOUTHWICK, in the County of WILTSHIRE, BA14 9NR, DO SOLEMNLY AND SINCERELY DECLARE AS FOLLOWS.

Together with my husband; Mr Clifford Evans, we purchased land in association with The Lodge on 12th March 2014. The extent of the land acquired is shown edged bold on the attached plan (Plan No 1).

The site was in active use for commercial equestrian purposes at that time, and that use has been active consistently since I took over ownership and management of the business.

In addition to the swap over of horses from the previous owner I also acquired 'helpers' in the yard. However, these arrangements were informal and it wasn't until Charlotte Butler had settled in that I was able to identify a key member of my team.

It is understood that Charlotte had heard on the 'horsey grapevine' that the stable yard was an attractive opportunity earlier and she had in fact approached the previous owner to keep both her own and other family member's horses there but there was no capacity at that time.

She was later advised by the previous owners that I was acquiring the property and was likely to be looking for someone to assist with my own horses and other new arrivals to help them settle in. She therefore contacted me direct to offer her services but also to see if space would then be available for her horses. Charlotte proved to be very competent, looking after 5 stallions I had at the time, together with several mares in foal.

Accordingly, we eventually worked out a mutual arrangement, offsetting the costs of stabling for her horses. However, it was increasingly clear that to attract a longer term member of staff and address the concerns I had about the site's security I needed to provide a self-contained studio flat. The conversion works in this regard were executed on an informal basis during 2017.

The accommodation created adapted the stables welfare room and created a 1-bedroom studio. The accommodation included all the facilities for independent day to day living, and the attached plan shows the eventual floor plan created. It was first used on an ad hoc basis for various members of staff, especially during foaling.

Towards the end of 2018 I became aware of Bradley Cavill's needs for accommodation, as he had been made homeless, and he already worked informally at the yard, so I offered him the use of the flat as a self-contained property, whilst he continued to help out. That arrangement continued till the end of the summer, and I decided to make the accommodation more formally part of the employment terms for a permanent Groom and employed Tilly Stone who started to live in the flat as a direct benefit of her employment on 10th September 2019.

Tilly stayed the end of August 2022 when Emma Warren filled in till the end October and Dean Milligan from then till Tilly return at the beginning of January 2023 to cover

too. She worked up until 16th April 2023, after which I have employed a couple who live together in the flat. Beth and Shaun Wilson started in April and are still resident in the Groom's flat.

The Stable Yard has electric gates for security and post is delivered to the post box at the gates and not direct to the yard.

All services, such as water and electric were already connected to the stable building and these costs are not metered separately for the flat and have therefore been simply included in the 'off set' rent for the Groom's flat.

Since the works to adapt the original building were undertaken no changes have been made to the building, and it has been used effectively continually since January 2019 as a self-contained residence.
The Groom's flat is identified on the plan at Item 1.
AND I make this solemn declaration conscientiously believing the same to be true and by virtue of the Statutory Declarations Act 1835.

Signed [redacted].....
Ruth Abigail Evans

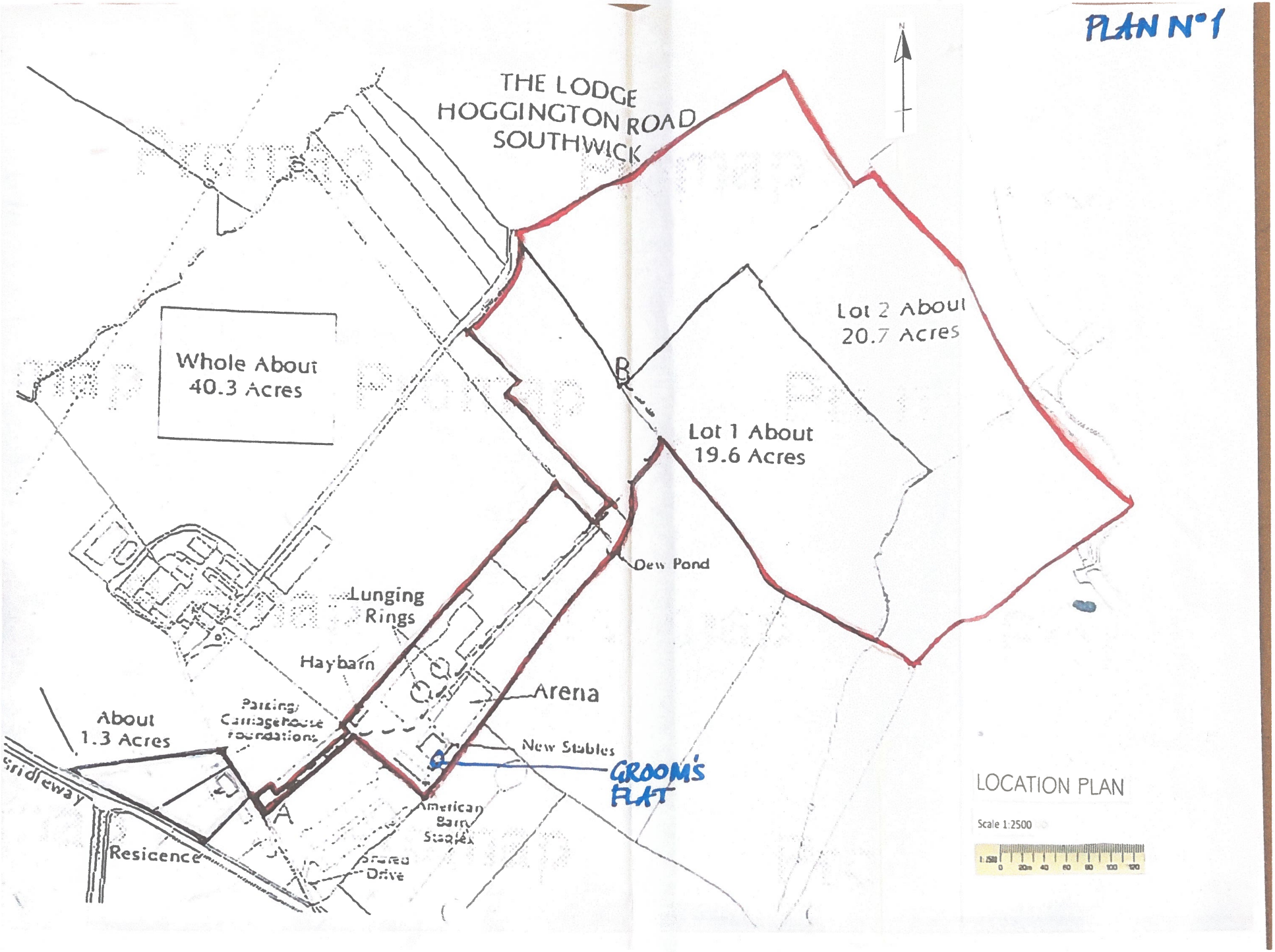
Declared at GOUGHS SOLICITORS TROWBRIDGE

Goughs Solicitors
2 Fore Street
Trowbridge
Wiltshire BA14 8HX
Telephone: 01225 762683

This 4TH [redacted] day of August 2023

Before me [redacted] MARK HOOD
A Solicitor authorised to administer oaths.

PLAN N°1


THE LODGE
HOGGINGTON ROAD
SOUTHWICK
Whole About
40.3 Acres
Lot 2 About
20.7 Acres
Lot 1 About
19.6 Acres
B
Dew Pond
Lunging
Rings
Haybarn
Arena
About
1.3 Acres
Parking
Carriagehouse
foundations
New Stables
GROOM'S
FLAT
A
American
Barn
Stables
Resicence
Drive
LOCATION PLAN
Scale 1:2500