

STATUTORY DECLARATION

I, Owen Davies, director of Fowler Fortescue, The Old Dairy Buildings, Fonthill Bishop, Salisbury, Wiltshire, SP3 5SH

DO SOLEMNLY AND SINCERELY DECLARE AS FOLLOWS:

- 1. I am a director of Fowler Fortescue, who acted for the previous owner of Hippenscombe Estate and for the property known as Hippenscombe Farmhouse, Hippenscombe, Fosbury, Marlborough, Wiltshire, SN8 3NW (hereafter referred to as "the Property"). The extent of the Property is shown edged red on the plan now produced and shown to me marked "Exhibit HF1".*
- 2. Fowler Fortescue acted on behalf of the former owner of the residential properties on the Hippenscombe Estate, George Begengren since 2016, until the purchase of the estate by Conholt Nominees Limited. I have been involved in the management of the property from 1 April 2016 until 5 April 2024 when the property sold.*
- 3. In my capacity as managing agent, I had full access to the historic tenancy files, management logs, and archival correspondence relating to the Property.*
- 4. During my period of management of the Property, I can confirm that the Property was continuously occupied as a single private residential dwelling by a single tenant, Mr. Richard Taylor, for the entirety of my management of the Property in 2016 until 5 April 2024 when the Estate sold.*
- 5. In support of this continuity, I now produce and append the following historic records from the estate's management files:*
 - "Exhibit HF2": A copy of the original Assured Shorthold Tenancy (AST) agreement dated 15 October 2002, demonstrating the inception of Mr. Taylor's tenancy.*
 - "Exhibit HF3": A copy of the signed agreement letter dated 10 February 2005 from the historic landlord's Farms Director, confirming the extension of Mr. Taylor's lease through to 2015.*

6. Throughout the entirety of my firm's management of the Property, and during my personal tenure as managing agent, Mr. Richard Taylor has not been solely, mainly, or otherwise employed or last employed in agriculture or forestry as defined by Section 336 of the Town and Country Planning Act 1990. The estate's management files and tenant correspondence confirm his employment and income sources are independent of the agricultural sector.
7. I can further confirm that at no point during my management of the Property and Mr. Taylor's continuous occupation has the Property reverted to use by an agricultural worker, nor has it sat vacant for any period outside of standard, minor tenancy administration turnarounds.
8. During my management of the Property, to the best of my knowledge, the Local Planning Authority has never issued an Enforcement Notice, Breach of Condition Notice, or any other planning enforcement order alleging a breach of the agricultural occupancy condition at the Property.

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

Signed: ..

TRETHOWANS SOLICITORS LLP
LONDON ROAD
SALISBURY, SP4 2HP

Declared at:

This ^{25th} day of August 2026

Before me: **(Solicitor / Commissioner for Oaths)**

EXHIBIT HF1

Hippenscombe Farmhouse
Hippenscombe,
Fosbury,
Wiltshire
SN8 3NW



SIGNED:



PRINT NAME: OWEN DAVIES

DECLARED at: TRETHOWANS SOLICITORS LLP
LONDON ROAD
SALISBURY SP1 3HP

ON THIS ^{25th} DAY OF THE MONTH OF August 2026

SIGNED:



BEFORE ME (PRINT NAME): MARCUS THORPE

EXHIBIT HF2

101 BRITANNIA ROAD
LONDON ROAD
SALISBURY SP 9 6LP

DATED 15th October 2002

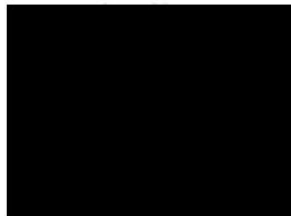
NORMAN COURT & SOWLEY FARMS LTD (1)

and

RICHARD TAYLOR (2)

ASSURED SHORTHOLD TENANCY AGREEMENT
FOR HIPPENSCOMBE FARMHOUSE

WILSONS



Ref: PW/RS/3476027/005-asta

ASSURED SHORTHOLD TENANCY AGREEMENT
(fixed term rent payable monthly)

TENANCY AGREEMENT

The written Agreement incorporates the following particulars:

Date	2002
The Landlord	Norman Court & Sowley Farms Ltd [REDACTED]
The Tenant	Richard Taylor [REDACTED]
The Premises	ALL THAT property known as Hippenscombe Farmhouse Hippenscombe Estate Fosbury Marlborough Wiltshire SN8 3NW TOGETHER WITH the fixtures and fittings now in the Premises
Term	Five years commencing 1 st November 2002
Rent	For the period 1 st May 2003 to 31 st October 2004 [REDACTED] [REDACTED] per calendar month inclusive of water and sewerage charges and thereafter as specified in clause 8
Deposit	[REDACTED] (equivalent to three months rental) payable on signature of Agreement
Notice	Three months notice to be given by the tenant. Notice to be given no earlier than 31 st October 2003

AN AGREEMENT made this date **BETWEEN** the Landlord (which expression shall where the context so admits include the person for the time being entitled to the reversion immediately expectant on the tenancy hereby created) of the one part and the Tenant (which expression shall where the context so admits include all persons deriving title from the Tenant) of the other part

- 1 The Landlord agrees to let and the Tenant agrees to take the Premises for the Term granted by this Agreement
- 2 The Tenant hereby covenants with the Landlord as follows:
 - 2.1. To pay the Rent on the day and in the manner aforesaid subject to any increase in the Rent to which the Landlord lay hereafter be entitled pursuant to Section 6 and/or Section 13 of the Housing Act 1988 and/or Clause 8 herein
 - 2.2. To pay interest at the rate payable on judgement debts under Section 17 of the Judgements Act 1838 or any statutory modification thereof from time to time on any Rent which is not paid within 7 days after they have become due and without prejudice to any right or remedy of the Landlord hereunder
 - 2.3. To pay for all electricity consumed or supplied on or to the Premises (including all fixed and standing charges) and all charges for the use of telephone (if any) on the Premises (including rental) during the Term or a proper proportion of the amount of such charges to be assessed according to the duration of the Term and for the connection charges of those services
 - 2.4. To notify the authorities of those services on the signing of this Agreement that the accounts are to be in the Tenant's sole name
 - 2.5. Not change the telephone number supplied at the Premises nor transfer it to another property

- 2.6. To pay direct all Personal Community Charge Standard Community Charge and Collective Community Charge demanded in respect of the Premises or any occupier in the Premises during the Term or its continuation
- 2.7. Use the Premises in a careful and tenant-like manner
- 2.8. Maintain the interior of the Premises and the rooms including all doors and windows and all Landlord's fixtures and fittings therein (including those specified on the First Schedule attached hereto) in good and tenantable repair and condition and keep the bath sink cistern sanitary apparatus and interior pipes therein properly cleaned and in good working order and replace the same if damaged and replace all broken glass forthwith and keep all windows and venetian blinds properly clean
- 2.9. To preserve the furniture and equipment from being destroyed or damaged keep the furniture in a clean and sanitary condition pay to the Landlord the value of or at the Landlord's option replace with objects of equal value all objects of furniture or household effects lost destroyed or damaged beyond repaid and pay to the Landlord the cost of repair of all articles damaged provided always that the Tenant shall be under no liability for destruction or damage caused by accidental fire
- 2.10. Accept responsibility for the repair of any electrical goods the property of the Landlord and at the termination of the Tenancy leave such electrical goods in a condition similar to that at the commencement of the Tenancy
- 2.11. Not remove or suffer or permit to be removed any of the furniture from the Premises and leave the furniture and effects at the expiration or sooner determination of the Tenancy in the rooms or places in which they were at the commencement of the Tenancy

- 2.12. Not carry on any trade profession or business on or from the Premises or exhibit on the Premises any plate or placard or use the Premises otherwise than as a single private residence
- 2.13. Not assign sub-let or part with possession of the Premises or any part thereof nor take in lodgers or paying guests
- 2.14. Not use or permit the use of the Premises in such a manner as to cause a nuisance to the owners or occupiers of the neighbouring land or Premises so as to void or make voidable or increase the rate of premium payable in respect of any policy of insurance of the Landlord in respect of the Premises or the furniture and not alter or make any additions to the Premises
- 2.15. Make good any stoppage or damage to the drains which should be caused by the negligence of the Tenant
- 2.16. Permit the Landlord and the Landlord's agents at all reasonable times to enter the Premises for the purpose of examining the condition of the Premises and the furniture and carrying out works for which the Landlord is responsible and upon being served a Notice by the Landlord specifying the repairs to be carried out by the Tenant the Tenant shall execute the same within 10 days failing which the Landlord may execute such repairs and recover the costs from the Tenant
- 2.17. Permit the Landlord at any time to affix and retain without interference on any part of the Premises notices for the re-letting or sale thereof and permit all persons accompanied by the Landlord or the Landlord's agents to enter and view the Premises and every part thereof during reasonable hours in the day time

- 2.18. Not keep any inflammable or dangerous materials or substances in or at the Premises nor do or suffer anything which might increase the rate of premium for the insurance of the Premises
- 2.19. Not bring into the Premises any furniture or other articles infested by woodworm or other wood boring insects or dry or wet rot
- 2.20. Not bring upon or keep in the Premises any live animals birds or fish unless the written consent of the Landlord is first obtained
- 2.21. Not make any noise or play any radio television set gramophone musical instrument or sound producing machine in or about the Premises between the hours of 12.00 am and 7.00 am so as to be audible outside the Premises
- 2.22. Where the Term or its lawful continuation hereby granted exceeds 12 months in every 12 months (calculated from the date hereof) and at the expiration or sooner determination of the tenancy hereby granted pay for the washing (including ironing and pressing) of all linen and for the washing and cleaning (including ironing and pressing) of all duvets counterpanes blankets and curtains which have been soiled during the said terms if any
- 2.23. At the expiration or sooner determination of the Tenancy hereby granted deliver up the Premises together with the furniture and household effects in good order and condition as the same are now and make good or pay for any damage breakages or deficiencies and also pay for the cleaning or any articles that shall have been soiled or stained
- 2.24. At the Tenant's own cost to undertake the works set out in the Second Schedule attached as the works to be undertaken by the Tenant (the "Tenant's Works") in a good and workmanlike manner and with good quality materials to the satisfaction of the Landlord and in any event within six months from

1st November 2002 and to obtain all necessary approvals (including the approval of statutory authorities and suppliers of services) required for the Tenant's Works and to ensure that all electrical works fully complies with current practice and is guaranteed

- 2.25. Not hang outside or out the window or the Premises any clothes or similar articles except on the clothes line provided
- 2.26. Forthwith remove any clothes curtains placard notices or articles upon the Premises which are visible from the exterior of the Premises and which in the opinion of the Landlord are offensive or undesirable upon being required in writing by the Landlord to do so
- 2.27. Clean the windows of the Premises as often as may be necessary
- 2.28. Not hold any sale by auction on the Premises
- 2.29. Not use or suffer the Premises to be used for any illegal or immoral purpose
- 2.30. Make good or pay reasonable compensation for any damage to the structure or decoration of the Premises or the building caused by the Tenant the Tenant's family friends or visitors
- 2.31. Keep the garden (if any) clean tidy and in a proper state of cultivation and not to cut down or lop or remove any tree shrub or plant growing on or near the Premises
- 2.32. Not paint colour distemper or repaper any part of the Premises (including the furniture or fixtures therein) without the consent in writing of the Landlord

- 2.33. Not bring or permit to be brought on the Premises caravans or portable buildings of any kind or goods or chattels other than small personal effects without the consent in writing of the Landlord
- 2.34. Take reasonable precautions to prevent damage to the water system by freezing during the winter months and in the event of such damage caused by failure to take such precautions the Tenant shall forthwith effect all such repairs as may be necessary to reinstate the system in good working order and also repair and make good any consequent damage that may be caused to the Premises furniture fixtures and effects by reason of the Tenant's failure to take such precautions as aforesaid. In any event if the Premises are to be unoccupied for a continuous period of more than three weeks during the period between 1st October and 30th April in every year during this Tenancy or its lawful continuation the Tenant will before leaving the Premises unoccupied drain the mains water from the Premises and maintain the central heating to protect the Premises from frost damage
- 2.35. Pay all the Landlord's costs and expenses of and incidental to:
- 2.35.1. The preparation and service of a Notice under Section 146 and 147 of the Law of Property Act 1925 notwithstanding that relief for forfeiture is granted otherwise than by the Court if requested
- 2.35.2. Any Schedule of Dilapidations served by the Landlord or the Landlord's Agents on the Tenant whether served during or after the expiration of the Tenancy hereby created
- 2.35.3. Any notice given by the Landlord under this Agreement
- 2.35.4. The collection of Rent if requested

2.35.5. The making and checking of the schedule of inventory and condition if requested

2.36. Not (save by prior arrangement with the Landlord or for temporary purposes only) leave the Premises unoccupied for a continuous period of more than seven days

2.37. Not damage or injure the Premises or make any alterations in or additions to the premises or the style or colour of the decorations (unless previously authorised by the Landlord)

2.38. Pay the Landlord on the signing of this Agreement the Deposit which shall be retained by the Landlord until the termination of this Agreement as a Deposit (and shall not be treated as rent or relieve the Tenant of the obligation to make full payment of rent) to secure to the Landlord the performance by the Tenant of the covenants on the Tenant's behalf hereinbefore contained but without prejudice to the Landlord's rights under and in respect of this Agreement. At the termination of this Agreement and upon the Tenant vacating the Premises and subject to the satisfactory performance by the Tenant of the Tenant's obligations herein contained and upon the Charging Authority confirming that the Landlord will have no liability for payment of the charges referred to in clause 2.6 the Landlord will refund the said deposit to the Tenant. The decision as to the preparation and service of a schedule of dilapidations shall be final and binding on the parties hereto. Interest is payable on the deposit by the landlord to the tenant upon termination of this agreement.

3 THE LANDLORD AGREES with the Tenant as follows:

That the Tenant paying the rent and performing the covenants on the part of the Tenant herein contained shall peacefully hold and enjoy the Premises during the

Tenancy without any interruption by the Landlord or any person claiming under or in trust for the Landlord

4 PROVIDED ALWAYS:

- 4.1. If the rent or any instalment or part thereof shall be in arrears or unpaid for at least seven days after the same shall have become due (whether legally demanded or not) or
- 4.2. If there is any breach of the Tenant's obligations under this Agreement the Landlord may re-enter the Premises and thereupon the Tenancy created by this Agreement shall determine but without prejudice to any other rights and remedies of
- 4.3. In the event of failure of any of the main services to the Premises or the lack of repair thereof immediately (or in the case of emergencies as soon as possible thereafter) to give notice to the Landlord before authorising any remedial works thereto
- 4.4. If at any time during the Term or its continuation the Landlord requires possession of the Premises on any one or more of the Grounds 8 10 and 15 (inclusive) in the Second Schedule to the Housing Act 1988 the Landlord may at any during the Term or its continuation give not less than two weeks notice in writing to the Tenant to determine this Agreement but without prejudice to any other rights and remedies of the Landlord and upon expiry of the notice the Tenancy created by this Agreement shall determine and
- 4.5. The Landlord may at the same time as giving the notice referred to in sub-clause 4.4 also give the Tenant not less than two weeks notice in writing of his intention to seek a Possession Order on any one or more of the Grounds referred to in sub-clause 4.4 and

- 4.6. Sub-clauses 4.4 and 4.5 shall be of no effect for the first six months from the original commencement of the Term if this Agreement creates an Assured Shorthold Tenancy as defined in Section 20 of the Housing Act 1988
- 5 **IN** this Agreement the singular shall include the plural masculine include the feminine and vice versa and any Agreement and obligation made by more than one person as the "Tenant" shall be joint and several
- 6 **THE** Tenant hereby acknowledges that the Landlord is entitled to possession of the Premises at the expiration of the Term and if the Tenant fails to vacate the same on the due date the Tenant will be liable to the Landlord for damages including inter alia a claim for loss of an increase of rent and for an indemnity against claims by third parties
- 7 It is hereby agreed that from 1st November 2004 until 31st October 2006 the rent shall be one thousand three hundred pounds (£1,300) per calendar month and from 1st November 2006 until 31st October 2007 the rent shall be one thousand four hundred pounds (£1,400) per calendar month inclusive of water and sewerage charges
- 8 It is hereby agreed that the Tenancy may be terminated by the tenant on 31st October 2003 provided the Tenant gives three months notice

FIRST SCHEDULE

FIXTURES AND FITTINGS

To be listed . . .

Fitted carpets

SECOND SCHEDULE

TENANTS WORKS

Fitted carpets to the following rooms:

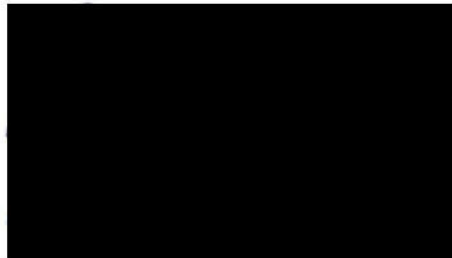
Kitchen, Both Bathrooms, Hall, Stairs, Landing, Breakfast Room, Lounge, Dining Room, Master Bedroom, Bedroom 4.

Complete Decoration of all walls and ceilings.

No compensation payable for any tenants work at any time.

IN WITNESS whereof the parties have hereunto signed as a deed the day and year first before written

Signed as a deed by)
Richard Taylor)
in the presence of :-)



Witness' Signature :

Name : JAMES CAMB

Address :



Occupation : COMPANY DIRECTOR.

SIGNED:



PRINT NAME:

OWEN JAVIES

DECLARED at:



ON THIS ^{25th} DAY OF THE MONTH OF August 2026

SIGNED:



BEFORE ME (PRINT NAME):

MARCUS THORPE

EXHIBIT HF3

27128URY 2H1 2HP
LONDON ROAD
BRETHONVANS SOLICITORS LLP

NORMAN COURT & SOWLEY FARMS LTD

Norman Court Estate

Sowley Estate

Hippenscombe Estate

Richard Taylor
Hippenscombe Farm House
Fosbury
Marlborough
Hampshire
SN8 3NW

10th February 2005

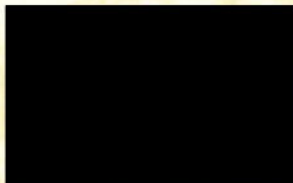
Dear Richard

HIPPENSCOMBE FARMHOUSE

Hopefully your boiler replacement is in hand and your cleaner can cease her mopping.

I have given some thoughts to your suggestion of extending the Lease at Hippenscombe and confirm that the Estate is prepared to extend the Lease to 2015. I think the arrangement suits us both well and I have suggested below the levels of rent we would be prepared to agree to.

Effective from May 2005
Effective from May 2007
Effective from May 2009
Effective from May 2011
Effective From May 2013



As you can see, I have spent a huge amount of time constructing a very elaborate rent schedule! Seriously, I think the above makes good sense for both parties and hope you can agree to it.

Please could you sign the enclosed copy letter as your acknowledgement of receipt of and agreement to the above, which we can then file with the original Assured Shorthold Tenancy Agreement.

With kind regards.

Yours sincerely



Richard Williamson - Farms Director
For and on behalf of Norman Court & Sowley Farms Ltd



Signed

Richard Taylor

Date

13/7/05

SIGNED:



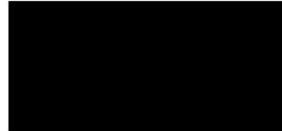
PRINT NAME: OWEN DAVIES

DECLARED at:



ON THIS ^{25th} DAY OF THE MONTH OF August 2026

SIGNED:



BEFORE ME (PRINT NAME): MARCUS THARPE