Declaration of John William Sketchley (STO-004)

I **John William Sketchley** of Windmill Farm, Coton Lane, Tamworth, Staffordshire B79 8NR **WILL SAY**:-

1. I am a Director of Stonydelph Limited registered office The Old Council Chambers, Halford Street, Tamworth B79 7RB (Company No: 01701881). ("the Company")
2. The Company is the registered proprietor of Shaw House Farm, Orton Lane, Orton on the Hill, Atherstone, Warwickshire registered under title number LT495985. (JWS 1) ("the Farm")
3. The Farm was purchased by the Company from The Crown Estate Commissioners on behalf of her Majesty the Queen on the 9th October 2017.
4. The land shown edged red on the attached plan (JWS 2) ("the Land") forms part of the Farm and has since the Company's acquisition remains part of the Farm.
5. No part of the Land has at any time been used other than for agricultural purposes and the land is not let, licenced or rented out to any other party.
6. As at 24 July 2023, the parcel of land containing the barn formed part of the wider Shaw House Farm agricultural holding. It was occupied and managed as part of an agricultural unit for the purposes of agriculture, together with other land and buildings within the wider holding.
7. As at 24 July 2023, the barn itself formed part of that established agricultural unit. It had not been severed from the wider agricultural holding, and it had not been let, licensed, rented or otherwise made available to any third party for any separate non-agricultural use.
8. Since 24 July 2023, the barn has not been used for any separate residential, commercial, industrial, livery, recreational equestrian or other non-agricultural purposes.

I make this solemn declaration sincerely believing the contents of it to be true, and by virtue of the Statutory Declaration's Act 1835.

Declared by **John William Sketchley**: Signature [redacted]

Declared at: Rutherfords LLP, Ventura House, Ventura Park Road, Tamworth, Staffs, B78 3HL.

On this 7th day of October 2026

Before me: Kahie Lauren Wheldon

Signature of Solicitor/commissioner for oaths: ..... [redacted] .....

Name: Kahie Lauren Wheldon

Qualification: Solicitor

Fire/address/stamp

RUTHERFORDS LLP
VENTURA HOUSE
VENTURA PARK ROAD
TAMWORTH B78 3HL

STATUTORY DECLARATION

BY

JOHN WILLIAM SKETCHLEY

"JWS 1"

This is the document referred to in the Statutory Declaration of John William Sketchley.

Declared this 7th day of October 2026

Before me, Katie Lauren Wheldon

[redacted]

Commissioner for Oaths/Solicitors

These are the notes referred to on the following official copy

Title Number LT495985

The electronic official copy of the document follows this message.

This copy may not be the same size as the original.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Title Number : LT495985

This title is dealt with by HM Land Registry, Leicester Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 31 DEC 2021 at 12:02:54 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: LT495985
Address of Property	: Land at Shaw House Farm, Orton Lane, Orton On The Hill, Atherstone
Price Stated	: £2,303,000 plus £380,600 VAT
Registered Owner(s)	: STONYDELPH LIMITED (Co. Regn. No. 01701881) of The Old Council Chambers, Halford Street, Tamworth B79 7RB.
Lender(s)	: The Crown Estate Commissioners

Title number LT495985

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 31 DEC 2021 at 12:02:54. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

A: Property Register

This register describes the land and estate comprised in the title.

LEICESTERSHIRE : HINCKLEY AND BOSWORTH

1 (13.02.2015) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land at Shaw House Farm, Orton Lane, Orton On The Hill, Atherstone.

NOTE: The mines and minerals below a depth of 2.0 metres from the ground surface level are excluded from the registration.

2 (23.05.2017) The land tinted pink on the title plan has the benefit of any legal easements reserved by a Transfer of other land adjoining the northern boundary of the land in this title dated 31 March 2017 made between (1) The Crown Estate Commissioners on behalf of Her Majesty The Queen and (2) Walter John Parkes but is subject to any rights that are granted by the said deed and affect the registered land.

NOTE: Copy filed under LT491295.

3 (03.11.2017) There are excluded from this registration the mines and minerals excepted by the Transfer dated 9 October 2017 referred to in the Charges Register.

4 (03.11.2017) The land has the benefit of any legal easements granted by the Transfer dated 9 October 2017 referred to in the Charges Register but is subject to any rights that are reserved by the said deed and affect the registered land.

5 (03.11.2017) The Transfer dated 9 October 2017 referred to above contains provisions as to light or air and boundary structures and a provision relating to the creation and/or passing of easements.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

1 (03.11.2017) PROPRIETOR: STONYDELPH LIMITED (Co. Regn. No. 01701881) of The Old Council Chambers, Halford Street, Tamworth B79 7RB.

2 (03.11.2017) The price stated to have been paid on 9 October 2017 was £2,303,000 plus £380,600 VAT.

3 (03.11.2017) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by The Crown Estate Commissioners of 1 St. James's Market, London SW1Y 4AH or their conveyancer that the provisions of clause 12.5(a)(iii) of the Transfer dated 9 October 2017 referred to in the Charges Register have been complied with.

4 (03.11.2017) RESTRICTION: No disposition of the part of the registered estate shown tinted blue on the title plan by the proprietor of the

B: Proprietorship Register continued

registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by The Crown Estate Commissioners of 1 St. James's Market, London SW1Y 4AH or their conveyancer that the provisions of clauses 2, 4 and 5 of a Development Clawback Deed dated 9 October 2017 made between (1) The Crown Estate Commissioners and (2) Stonydelph Limited have been complied with or that they do not apply to the disposition.

C: Charges Register

This register contains any charges and other matters that affect the land.

1 (13.02.2015) The parts of the land affected thereby are subject to the rights excepted and reserved by a Conveyance of the land in this title and other land dated 15 June 1932 made between (1) John Eyre, William Gosselin Trower and Arthur Trowbridge Keeling (Vendors) (2) The Commissioner Of Crown Lands and (3) The King's Most Excellent Majesty.

NOTE:-Copy filed under LT466553.

2 (13.02.2015) The parts of the land tinted pink on the title plan affected thereby are subject to the rights granted by a Deed of Grant dated 9 March 1972 made between (1) The Queen's Most Excellent Majesty (2) The Crown Estate Commissioners and (3) John Percy Cope and Gladys Louisa Baxter.

NOTE:-Copy filed under LT467282.

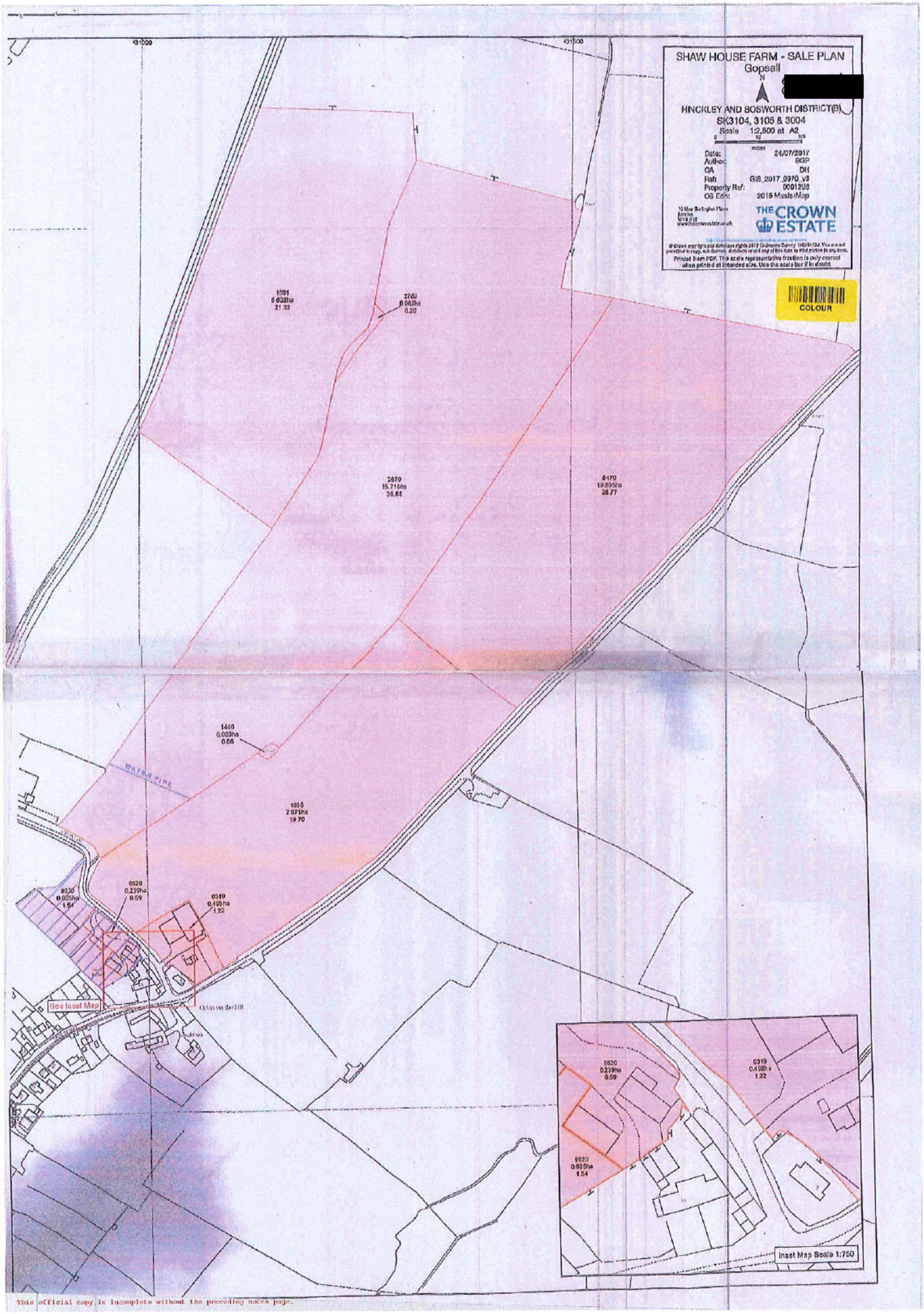
3 (03.11.2017) A Transfer of the land in this title dated 9 October 2017 made between (1) The Crown Estate Commissioners on behalf of Her Majesty The Queen and (2) Stonydelph Limited contains restrictive covenants.

NOTE: Copy filed.

4 (03.11.2017) REGISTERED CHARGE dated 9 October 2017 affecting the land tinted blue on the title plan.

5 (03.11.2017) Proprietor: THE CROWN ESTATE COMMISSIONERS of 1 St. James's Market, London SW1Y 4AH.

End of register



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STATUTORY DECLARATION

BY

JOHN WILLIAM SKETCHLEY

"JWS 2"

This is the document referred to in the Statutory Declaration of John William Sketchley.

Declared this 7th day of October 2026

Before me, Katie Lauren Wheeler

[redacted]

Commissioner for Oaths/Solicitors

This official copy is incomplete without the preceding notes page.

