STATUTORY DECLARATION

I, Fiona Kathryn Louise Taylor, do solemnly and sincerely declare as follows:

1. I am a director of South Darenth Farms and Cold Store Company Limited registered in England & Wales with company number 00660840 (the "**Company**"). The Company is the freehold owner of the land known as Petleys Farm, Luxted Road, Downe, Orpington, BR6 7JS ("the **Farm**") which is registered at HM Land Registry with title number SGL681506. The Company acquired the Farm in December 2006. Land Registry title entries for the Farm are annexed to this declaration and marked "FKLT01".
2. There is a plan annexed to this declaration and marked "FKLT02", which is hereinafter referred to as "the **Plan**".
3. There is a private accessway leading from Luxted Road, Downe, Orpington ("the **Road**") to the Farm. The approximate position of that accessway is shown coloured blue, orange and green on the Plan ("the **Accessway**").
4. The area shown coloured blue on the Plan is the part of the Accessway owned by the Company. The part of the Accessway coloured orange is owned by a resident's management company set up by the plot owners at Petleys Farm to manage common parts. The part of the Accessway coloured green is an unregistered verge between the orange section of the Accessway and the Road. Notwithstanding the different ownership of the aforementioned parts of the Accessway, the Company has treated the whole Accessway as its own and further references in this declaration to the Accessway are to the whole of the Accessway as defined in paragraph 3 above.
5. Between 2017-2022 three new residential units were created by conversion of agricultural buildings, which formerly comprised part of the Farm, and two further residential units were re-furbished and all five were sold. The residential units and common areas comprised within the development are situated in the area immediately north of the part of the Accessway coloured blue on the Plan (the "**Development**"). For the avoidance of doubt, except where a contrary intention appears, references in this declaration to the Farm also include the Development.
6. I have often visited the Farm since the Company bought it as the freehold owner. From then until the date of this declaration and to my personal knowledge the Plan is an accurate plan of the Farm and Accessway.
7. To the best of my knowledge and belief, the Accessway has been used by tenants, agents and others authorised by the Company as a private access with or without vehicles for all purposes to the Farm. In addition, since completing sales of the residential units described at paragraph 5 above, the freehold owners of the

residential units at the Development have exercised a like right for private access to the Development.

8. On the occasions when unauthorised third parties have been witnessed walking on the Accessway, they have been informed them that the Accessway is privately owned, there is no public right of way, they should walk back to the Road and they should desist from walking on the Accessway in the future. This is the action I know to be adopted by my co-directors and the action we have instructed our tenants, agents and other individuals authorised by the Company to use the Accessway to take.

9. A field gate shown in the approximate position marked with an "X" on the Plan remains locked except where tenants, agents or others authorised by the Company use it for access to the Farm. The Accessway and Farm are signposted to make clear there is no public right of access of any kind.

10. For the reasons set out above, I oppose the making of a Definitive Map Modification Order along the Accessway or through any part of the Farm.

11. I am able to make this declaration from my own knowledge and as director of the Company which owns the Farm.

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

DECLARED at Keogh Caisley

on 31st August 2023

Before me

CALLUM MAIN

Solicitor / ~~Commissioner for oaths~~

KEOGH CAISLEY
Solicitors
11 Lime Hill Road
Tunbridge Wells
Kent, TN1 1LJ

These are the title entries marked "FKLT01" referred to in the statutory declaration of Fiona Kathryn Louise Taylor

DECLARED at Keogh Caisley

on 31st August 2023

Before me

CALLUM MAIN

Solicitor / ~~Commissioner for oaths~~

KEOGH CAISLEY
Solicitors
11 Lime Hill Road
Tunbridge Wells
Kent. TN1 1LJ

HM Land Registry

Official copy of register of title

Title number SGL681506 Edition date 27.04.2021

- This official copy shows the entries on the register of title on 08 DEC 2022 at 10:58:06.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 28 Apr 2023.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Croydon Office.

A: Property Register

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

BROMLEY

1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Petley's Farm House, Luxted Road, Orpington (BR6 7JS).

2 (13.12.2006) The land has the benefit of the rights granted by a Transfer of the land in this title dated 28 September 2006 made between (1) Jeannie Barclay Chamberlain and Malcolm David Chamberlain and (2) South Darenth Farms and Cold Store Company Limited.

NOTE: Copy filed.

3 (09.09.2019) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

4 (09.09.2019) The land has the benefit of any legal easements reserved by the Transfer dated 5 September 2019 referred to in the Charges Register but is subject to any rights that are granted by the said deed and affect the registered land.

5 (11.10.2019) The land has the benefit of any legal easements reserved by the Transfer dated 9 September 2019 referred to in the Charges Register but is subject to any rights that are granted by the said deed and affect the registered land.

6 (11.11.2019) The land has the benefit of any legal easements reserved by the Transfer dated 8 November 2019 referred to in the Charges Register but is subject to any rights that are granted by the said deed and affect the registered land.

7 (22.01.2021) The land has the benefit of any legal easements reserved by the Transfer dated 8 January 2021 referred to above/in the Charges Register but is subject to any rights that are granted by the said deed and affect the registered land.

B: Proprietorship Register

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

The electronic official copy of the register follows this message.

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

Applications are pending in HM Land Registry, which have not been completed against this title.

Title number SGL681506

Title absolute

1 (13.12.2006) PROPRIETOR: SOUTH DARENTH FARMS AND COLD STORE COMPANY LIMITED (Co. Regn. No 00660840) of St Margarets Farm, St Margarets Road, South Darenth, Dartford, Kent DA4 9LB.

2 (13.12.2006) The price stated to have been paid on 28 September 2006 was £834,395.

3 (22.01.2021) RESTRICTION: No disposition of the registered estate 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 restriciton, is to be registered without a certificate signed by a conveyancer that the provisions of clause 12.5.6 of the Transfer dated 8 January 2021 referred to in the Charges Register have been complied with or that they do not apply to the disposition.

4 (11.11.2019) RESTRICTION: No disposition of the registered estate 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 a conveyancer that the provisions of clause 12.5.6 of the Transfer dated 8 November 2019 referred to in the Charges Register have been complied with or that they do not apply to the disposition.

5 (27.04.2021) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by the proprietor for the time being of the estate registered under title number SGL681506 or their conveyancer that the provisions of clause 12.4.16 of the transfer dated 8 January 2021 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 The roadway tinted blue on the title plan is subject to rights of way.

2 The land tinted pink on the title plan is subject to the rights relating to a gas main granted by a Deed dated 21 November 1968 made between (1) Alexander Thomas Howie and others (2) National Provincial Bank Limited and (3) South Eastern Gas Board. The deed also contains restrictive covenants.

NOTE: Copy filed under SGL34796.

3 (09.09.2019) A Transfer of the land edged and numbered SGL807088 in green on the title plan dated 5 September 2019 made between (1) South Darenth Farms and Cold Store Company Limited and (2) Simon Guy Leander McDowell and Tracy Irene McDowell contains restrictive covenants by the transferor.

NOTE: Copy filed under SGL807088.

4 (11.10.2019) A Transfer of the land edged and numbered SGL808017 in green on the title plan dated 9 September 2019 made between (1) South Darenth Farms and Cold Store Company Limited and (2) Philip John Lapper and Helen Joanne Lapper contains restrictive covenants by the Transferor.

NOTE: Copy filed under SGL808017.

5 (11.11.2019) A Transfer of the land edged and numbered SGL808952 in green on the title plan dated 8 November 2019 made between (1) South Darenth Farms and Cold Store Company Limited and (2) Roberto De Pascalis and Deborah Louise Jeff contains restrictive covenants by the Transferor.

NOTE: Copy filed under SGL808952.

6 (22.01.2021) A Transfer of the land edged and numbered SGL818681 in green on the title plan dated 8 January 2021 made between (1) South Darenth Farms And Cold Store Company Limited and (2) Angela Tina Young contains restrictive covenants by the Transferor.

Title number SGL681506

C: Charges Register continued

NOTE: Copy filed under SGL818681.

7 (22.01.2021) The land in this title is subject to the exclusive use of the car parking spaces tinted brown on the title plan referred to in the Transfer dated 8 January 2021 referred to above.

End of register

This is the plan marked "FKLT02" referred to in the statutory declaration of Fiona Kathryn Louise Taylor

DECLARED at Keogh Caisley }

on 31st August 2023 } .....

Before me

CALLUM MAIN

Solicitor / ~~Commissioner for oaths~~

KEOGH CAISLEY
Solicitors
11 Lime Hill Road
Tunbridge Wells
Kent, TN1 1LJ


NORTH
Walnut Tree Ho
Walnut Tree Cotta
Snow's Cotta
El Sub Sta
Parkside
White Hatch Lower Bell
Petleys Farm
The Old Farmhouse
Landway House
Petleys
Luxted Road

STATUTORY DECLARATION

I, Neil Farrance, do solemnly and sincerely declare as follows:

1. I am retained as a project manager by South Darenth Farms and Cold Store Company Limited registered in England & Wales with company number 00660840 (the "**Company**"). I have worked for the Company on various building projects since 2015. The Company is the freehold owner of the land known as Petleys Farm, Luxted Road, Downe, Orpington, BR6 7JS ("the **Farm**") which is registered at HM Land Registry with title number SGL681506. Land Registry title entries for the Farm are annexed to this declaration and marked "NF01". I understand the Company acquired the Farm in December 2006, which was before my involvement with the Company.
2. There is a plan annexed to this declaration and marked "NF02", which is hereinafter referred to as "the **Plan**".
3. There is a private accessway leading from Luxted Road, Downe, Orpington ("the **Road**") to the Farm. The approximate position of that accessway is shown coloured blue, orange and green on the Plan ("the **Accessway**").
4. The area shown coloured blue on the Plan is the part of the Accessway owned by the Company. The part of the Accessway coloured orange is owned by a resident's management company set up by the plot owners at Petleys Farm to manage common parts. The part of the Accessway coloured green is an unregistered verge between the orange section of the Accessway and the Road. Notwithstanding the different ownership of the aforementioned parts of the Accessway, the Company has, at least since my involvement with them, treated the whole Accessway as its own and further references in this declaration to the Accessway are to the whole of the Accessway as defined in paragraph 3 above.
5. Between 2017-2022 three new residential units were created by conversion of agricultural buildings, which formerly comprised part of the Farm, and two further residential units were re-furbished and all five were sold. The residential units and common areas comprised within the development are situated in the area immediately north of the part of the Accessway coloured blue on the Plan (the "**Development**"). For the avoidance of doubt, except where a contrary intention appears, references in this declaration to the Farm also include the Development.
6. I was appointed to project manage the Development. Accordingly, I have regularly attended the Farm ever since my involvement with the Company in 2015 with the business advisor to the Company and other professionals as appropriate. From then until the date of this declaration and to my personal knowledge the Plan is an accurate plan of the Farm and Accessway.

7. To the best of my knowledge and belief, the Accessway has been used by tenants, agents and others authorised by the Company as a private access with or without vehicles for all purposes to the Farm. In addition, since completing sales of the residential units described at paragraph 5 above, the freehold owners of the residential units at the Development have exercised a like right for private access to the Development.

8. On the occasions where I have witnessed unauthorised third parties walking on the Accessway, I have informed them that the Accessway is privately owned, there is no public right of way, they should walk back to the Road and they should desist from walking on the Accessway in the future. I have had this discussion with unauthorised users of the Accessway on the Accessway at various times over the years, although I cannot recall the exact dates and times of those conversations. In my role as project manager for the Development, I have also advised all subcontractors and others authorised by the Company to use the Accessway to take similar action with unauthorised users of the Accessway.

9. A field gate shown in the approximate position marked with an "X" on the Plan (the "**Gate**") remains locked except where tenants, agents or others authorised by the Company use it for access to the Farm. The Accessway and Farm are signposted to make clear there is no public right of access of any kind. Whilst building the Development between 2017-2021, the Gate served a dual purpose of preventing unauthorised access to private property and security for the site. I was responsible for site security and, as part of that role, took care to ensure the Gate was locked except when in use by an authorised person. Whilst working on the Development, I took particular care to follow the steps described at paragraph 8 above for any unauthorised individuals attempting to use the Accessway.

10. For the reasons set out above, I oppose the making of a Definitive Map Modification Order along the Accessway or through any part of the Farm.

11. I am able to make this declaration from my own knowledge and as project manager for the Company which owns the Farm.

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

DECLARED at Keogh Caisley

on 23rd August 2023

Before me CALLUM MAIN

Solicitor / ~~Commissioner for oaths~~

KEOGH CAISLEY
Solicitors
11 Lime Hill Road
Tunbridge Wells
Kent, TN1 1LJ

These are the title entries marked "NF01" referred to in the statutory declaration of Neil Farrance

DECLARED at Keogh Caisley

on 23rd August 2023

Before me

CALLUM MAIN

Solicitor / ~~Commissioner for oaths~~

KEOGH CAISLEY
Solicitors
11 Lime Hill Road
Tunbridge Wells
Kent. TN1 1LJ

This is the plan marked "NF02" referred to in the statutory declaration of Neil Farrance

DECLARED at Keogh Caisley }

on 23rd August 2023 } .....

Before me

CALLUM MAIN

Solicitor / ~~Commissioner for oaths~~

KEOGH CAISLEY
Solicitors
11 Lime Hill Road
Tunbridge Wells
Kent. TN1 1LJ


NORTH
Walnut Tree Ho
Walnut Tree Cotta
Snow's Cotta
El Sub Sta
Parkside
Petleys
Luxted Road
The Old Farmhouse
Lower Bell
White Hatch
Landway House
Petleys Farm
CG

STATUTORY DECLARATION

I, Sharon Claretta Angela Kirby, do solemnly and sincerely declare as follows:

1. I am a director of South Darenth Farms and Cold Store Company Limited registered in England & Wales with company number 00660840 (the "**Company**"). The Company is the freehold owner of the land known as Petleys Farm, Luxted Road, Downe, Orpington, BR6 7JS ("the **Farm**") which is registered at HM Land Registry with title number SGL681506. The Company acquired the Farm in December 2006. Land Registry title entries for the Farm are annexed to this declaration and marked "SCAK01".
2. There is a plan annexed to this declaration and marked "SCAK02", which is hereinafter referred to as "the **Plan**".
3. There is a private accessway leading from Luxted Road, Downe, Orpington ("the **Road**") to the Farm. The approximate position of that accessway is shown coloured blue, orange and green on the Plan ("the **Accessway**").
4. The area shown coloured blue on the Plan is the part of the Accessway owned by the Company. The part of the Accessway coloured orange is owned by a resident's management company set up by the plot owners at Petleys Farm to manage common parts. The part of the Accessway coloured green is an unregistered verge between the orange section of the Accessway and the Road. Notwithstanding the different ownership of the aforementioned parts of the Accessway, the Company has treated the whole Accessway as its own and further references in this declaration to the Accessway are to the whole of the Accessway as defined in paragraph 3 above.
5. Between 2017-2022 three new residential units were created by conversion of agricultural buildings, which formerly comprised part of the Farm, and two further residential units were re-furbished and all five were sold. The residential units and common areas comprised within the development are situated in the area immediately north of the part of the Accessway coloured blue on the Plan (the "**Development**"). For the avoidance of doubt, except where a contrary intention appears, references in this declaration to the Farm also include the Development.
6. I have often visited the Farm since the Company bought it as the freehold owner. From then until the date of this declaration and to my personal knowledge the Plan is an accurate plan of the Farm and Accessway.
7. To the best of my knowledge and belief, the Accessway has been used by tenants, agents and others authorised by the Company as a private access with or without vehicles for all purposes to the Farm. In addition, since completing sales of the residential units described at paragraph 5 above, the freehold owners of the

residential units at the Development have exercised a like right for private access to the Development.

8. On the occasions when unauthorised third parties have been witnessed walking on the Accessway, they have been informed them that the Accessway is privately owned, there is no public right of way, they should walk back to the Road and they should desist from walking on the Accessway in the future. This is the action I know to be adopted by my co-directors and the action we have instructed our tenants, agents and other individuals authorised by the Company to use the Accessway to take.

9. A field gate shown in the approximate position marked with an "X" on the Plan remains locked except where tenants, agents or others authorised by the Company use it for access to the Farm. The Accessway and Farm are signposted to make clear there is no public right of access of any kind.

10. For the reasons set out above, I oppose the making of a Definitive Map Modification Order along the Accessway or through any part of the Farm.

11. I am able to make this declaration from my own knowledge and as director of the Company which owns the Farm.

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

DECLARED at 61b Station Road, Longfield Kent DA3 7QA

on 21st August 2023

Before me

Solicitor / Commissioner for oaths

JANE WILLIAMS, SOLICITOR
Martin Tolhurst Partnership LLP
61b Station Road, Longfield, Kent DA3 7QA

These are the title entries marked "SCAK01" referred to in the statutory declaration of Sharon Claretta Angela Kirby

DECLARED at 61b Station Road, Longfield Kent DA3 7QA

on 21st August 2023

Before me

Solicitor / Commissioner for oaths

JANE WILLIAMS, SOLICITOR
Martin Tolhurst Partnership LLP
61b Station Road, Longfield, Kent DA3 7QA

The electronic official copy of the register follows this message.

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

Applications are pending in HM Land Registry, which have not been completed against this title.

HM Land Registry

Official copy of register of title

Title number SGL681506 | Edition date 27.04.2021

- This official copy shows the entries on the register of title on 08 DEC 2022 at 10:58:06.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 28 Apr 2023.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Croydon Office.

A: Property Register

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

BROMLEY

1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Petley's Farm House, Luxted Road, Orpington (BR6 7JS).

2 (13.12.2006) The land has the benefit of the rights granted by a Transfer of the land in this title dated 28 September 2006 made between (1) Jeannie Barclay Chamberlain and Malcolm David Chamberlain and (2) South Darenth Farms and Cold Store Company Limited.

NOTE: Copy filed.

3 (09.09.2019) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

4 (09.09.2019) The land has the benefit of any legal easements reserved by the Transfer dated 5 September 2019 referred to in the Charges Register but is subject to any rights that are granted by the said deed and affect the registered land.

5 (11.10.2019) The land has the benefit of any legal easements reserved by the Transfer dated 9 September 2019 referred to in the Charges Register but is subject to any rights that are granted by the said deed and affect the registered land.

6 (11.11.2019) The land has the benefit of any legal easements reserved by the Transfer dated 8 November 2019 referred to in the Charges Register but is subject to any rights that are granted by the said deed and affect the registered land.

7 (22.01.2021) The land has the benefit of any legal easements reserved by the Transfer dated 8 January 2021 referred to above/in the Charges Register but is subject to any rights that are granted by the said deed and affect the registered land.

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 number SGL681506

Title absolute

1 (13.12.2006) PROPRIETOR: SOUTH DARENTH FARMS AND COLD STORE COMPANY LIMITED (Co. Regn. No 00660840) of St Margarets Farm, St Margarets Road, South Darenth, Dartford, Kent DA4 9LB.

2 (13.12.2006) The price stated to have been paid on 28 September 2006 was £834,395.

3 (22.01.2021) RESTRICTION: No disposition of the registered estate 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 restriciton, is to be registered without a certificate signed by a conveyancer that the provisions of clause 12.5.6 of the Transfer dated 8 January 2021 referred to in the Charges Register have been complied with or that they do not apply to the disposition.

4 (11.11.2019) RESTRICTION: No disposition of the registered estate 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 a conveyancer that the provisions of clause 12.5.6 of the Transfer dated 8 November 2019 referred to in the Charges Register have been complied with or that they do not apply to the disposition.

5 (27.04.2021) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by the proprietor for the time being of the estate registered under title number SGL681506 or their conveyancer that the provisions of clause 12.4.16 of the transfer dated 8 January 2021 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 The roadway tinted blue on the title plan is subject to rights of way.

2 The land tinted pink on the title plan is subject to the rights relating to a gas main granted by a Deed dated 21 November 1968 made between (1) Alexander Thomas Howie and others (2) National Provincial Bank Limited and (3) South Eastern Gas Board. The deed also contains restrictive covenants.

NOTE: Copy filed under SGL34796.

3 (09.09.2019) A Transfer of the land edged and numbered SGL807088 in green on the title plan dated 5 September 2019 made between (1) South Darenth Farms and Cold Store Company Limited and (2) Simon Guy Leander McDowell and Tracy Irene McDowell contains restrictive covenants by the transferor.

NOTE: Copy filed under SGL807088.

4 (11.10.2019) A Transfer of the land edged and numbered SGL808017 in green on the title plan dated 9 September 2019 made between (1) South Darenth Farms and Cold Store Company Limited and (2) Philip John Lapper and Helen Joanne Lapper contains restrictive covenants by the Transferor.

NOTE: Copy filed under SGL808017.

5 (11.11.2019) A Transfer of the land edged and numbered SGL808952 in green on the title plan dated 8 November 2019 made between (1) South Darenth Farms and Cold Store Company Limited and (2) Roberto De Pascalis and Deborah Louise Jeff contains restrictive covenants by the Transferor.

NOTE: Copy filed under SGL808952.

6 (22.01.2021) A Transfer of the land edged and numbered SGL818681 in green on the title plan dated 8 January 2021 made between (1) South Darenth Farms And Cold Store Company Limited and (2) Angela Tina Young contains restrictive covenants by the Transferor.

Title number SGL681506

C: Charges Register continued

NOTE: Copy filed under SGL818681.

7 (22.01.2021) The land in this title is subject to the exclusive use of the car parking spaces tinted brown on the title plan referred to in the Transfer dated 8 January 2021 referred to above.

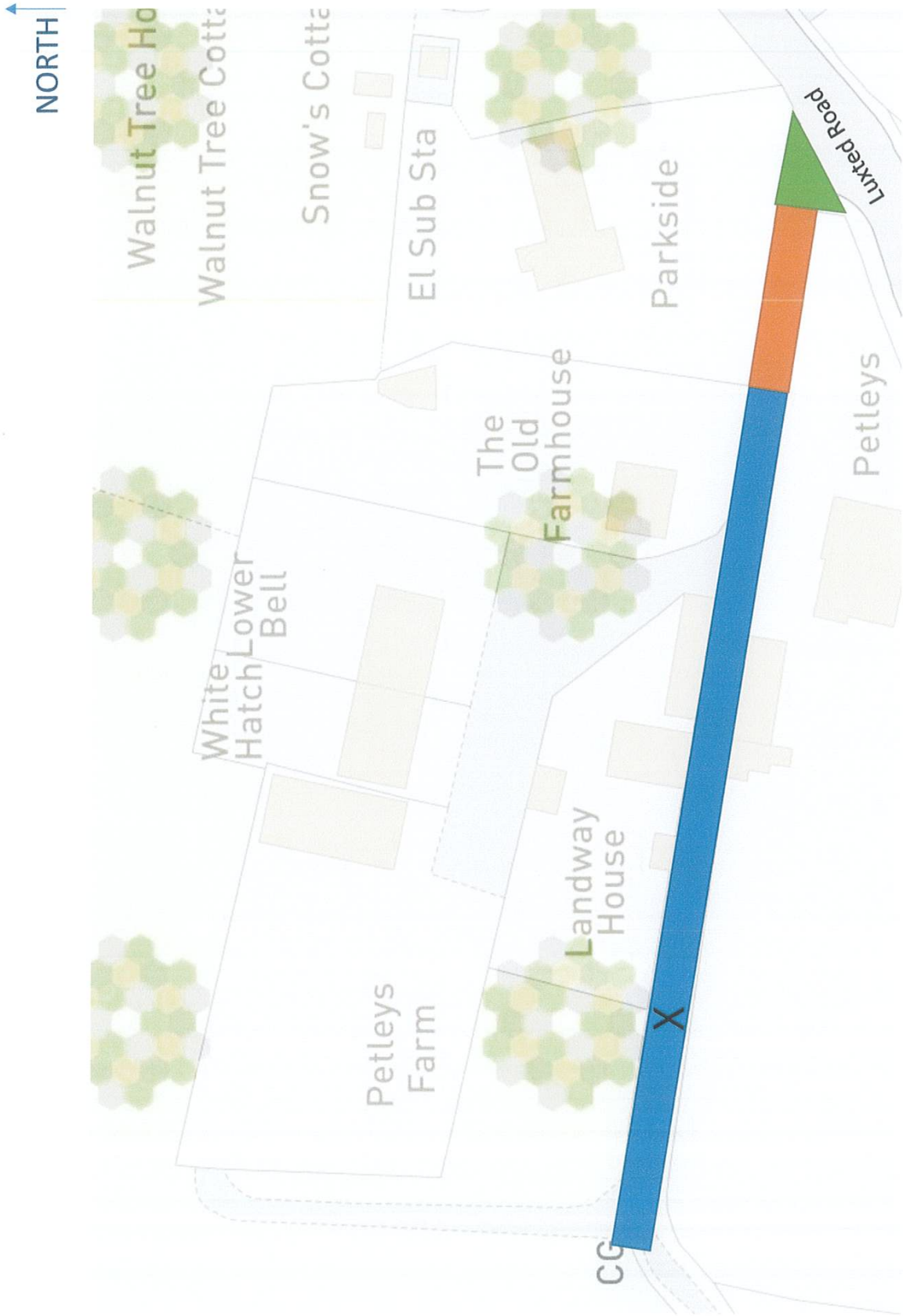
End of register

This is the plan marked "SCAK02" referred to in the statutory declaration of Sharon Claretta Angela Kirby

DECLARED at
61b Station Road Longfield
Kent DA3 7QA
on 21st August 2023
Before me

Solicitor / Commissioner for oaths

JANE WILLIAMS, SOLICITOR
Martin Tolhurst Partnership LLP
61b Station Road, Longfield, Kent DA3 7QA


NORTH
Walnut Tree Ho
Walnut Tree Cotta
Snow's Cotta
El Sub Sta
Parkside
Luxted Road
Petleys
The Old Farmhouse
White Hatch
Lower Bell
Landway House
Petleys Farm
X
CG

STATUTORY DECLARATION

I, Jonathan Jackson, do solemnly and sincerely declare as follows:

1. I am the current farm business tenant at the land known as Petleys Farm, Luxted Road, Downe, Orpington, BR6 7JS ("the **Farm**") which is registered at HM Land Registry with title number SGL681506. Land Registry title entries for the Farm are annexed to this declaration and marked "JJ01".
2. South Darenth Farms and Cold Store Company Limited registered in England & Wales with company number 00660840 (the "**Company**") is the freehold owner of the Farm and my landlord. I have farmed the Farm for around 8 years. I understand the Company acquired the Farm in December 2006, which was before my involvement with the Company.
3. There is a plan annexed to this declaration and marked "JJ02", which is hereinafter referred to as "the **Plan**".
4. There is a private accessway leading from Luxted Road, Downe, Orpington ("the **Road**") to the Farm. The approximate position of that accessway is shown coloured blue, orange and green on the Plan ("the **Accessway**").
5. The area shown coloured blue on the Plan is the part of the Accessway owned by the Company. The part of the Accessway coloured orange is owned by a resident's management company set up by the plot owners at Petleys Farm to manage common parts. The part of the Accessway coloured green is an unregistered verge between the orange section of the Accessway and the Road. Notwithstanding the different ownership of the aforementioned parts of the Accessway, the Company has, at least since my involvement with them, treated the whole Accessway as its own and further references in this declaration to the Accessway are to the whole of the Accessway as defined in paragraph 4 above.
6. Between 2017-2022 three new residential units were created by conversion of agricultural buildings, which formerly comprised part of the Farm, and two further residential units were re-furbished and all five were sold. The residential units and common areas comprised within the development are situated in the area immediately north of the part of the Accessway coloured blue on the Plan (the "**Development**"). For the avoidance of doubt, except where a contrary intention appears, references in this declaration to the Farm also include the Development.
7. I have attended the Farm (excluding the Development) on almost a daily basis since I took occupation under my farm business tenancy to undertake farming activities. From then until the date of this declaration and to my personal knowledge the Plan is an accurate plan of the Farm and Accessway.

8. I use the Accessway to reach the Farm (excluding the Development) in accordance with the rights granted in my tenancy agreement. Since the Development, the only other users authorised by the Company to use the Accessway are the freehold owners of the residential units on the Development.

9. To the best of my knowledge and belief, the Accessway has been used by me as a tenant, the Company's agents and others authorised by the Company as a private access with or without vehicles for all purposes to the Farm. In addition, since completing sales of the residential units described at paragraph 6 above, the freehold owners of the residential units at the Development have exercised a like right for private access to the Development.

10. On the occasions where I have witnessed unauthorised third parties walking on the Accessway, I have informed them (under instruction from the Company) that the Accessway is privately owned, there is no public right of way, they should walk back to the Road and they should desist from walking on the Accessway in the future. I have had this discussion with unauthorised users of the Accessway on the Accessway at various times over the years, although I cannot recall the exact dates and times of those conversations.

11. A field gate shown in the approximate position marked with an "X" on the Plan (the "**Gate**") remains locked except where I use it for access to the Farm (excluding the Development). The construction workers also used the Gate when building the Development. One house on the Development is allowed access through the Gate to reach their property. Otherwise, I am not aware of any other person who is authorised to use the Gate or who holds keys to the Gate. The Accessway and Farm are signposted to make clear there is no public right of access of any kind.

12. For the reasons set out above, I oppose the making of a Definitive Map Modification Order along the Accessway or through any part of the Farm.

13. I am able to make this declaration from my own knowledge and as a tenant at the Farm.

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

DECLARED at Keogh Caisley
on 21st August 2023 }

Before me CALLUM MAIN
Solicitor / ~~Commissioner for oaths~~

KEOGH CAISLEY
Solicitors
11 Lime Hill Road
Tunbridge Wells
Kent, TN1 1LJ

These are the title entries marked "JJ01" referred to in the statutory declaration of Jonathan Jackson

DECLARED at
Keogh Caisley
on 21st August 2023 }

Before me

CALLUM MAIN

Solicitor / ~~Commissioner for oaths~~

KEOGH CAISLEY
Solicitors
11 Lime Hill Road
Tunbridge Wells
Kent. TN1 1LJ

The electronic official copy of the register follows this message.

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

Applications are pending in HM Land Registry, which have not been completed against this title.

HM Land Registry

Official copy of register of title

Title number SGL681506 Edition date 27.04.2021

- This official copy shows the entries on the register of title on 08 DEC 2022 at 10:58:06.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 28 Apr 2023.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Croydon Office.

A: Property Register

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

BROMLEY

1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Petley's Farm House, Luxted Road, Orpington (BR6 7JS).

2 (13.12.2006) The land has the benefit of the rights granted by a Transfer of the land in this title dated 28 September 2006 made between (1) Jeannie Barclay Chamberlain and Malcolm David Chamberlain and (2) South Darenth Farms and Cold Store Company Limited.

NOTE: Copy filed.

3 (09.09.2019) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

4 (09.09.2019) The land has the benefit of any legal easements reserved by the Transfer dated 5 September 2019 referred to in the Charges Register but is subject to any rights that are granted by the said deed and affect the registered land.

5 (11.10.2019) The land has the benefit of any legal easements reserved by the Transfer dated 9 September 2019 referred to in the Charges Register but is subject to any rights that are granted by the said deed and affect the registered land.

6 (11.11.2019) The land has the benefit of any legal easements reserved by the Transfer dated 8 November 2019 referred to in the Charges Register but is subject to any rights that are granted by the said deed and affect the registered land.

7 (22.01.2021) The land has the benefit of any legal easements reserved by the Transfer dated 8 January 2021 referred to above/in the Charges Register but is subject to any rights that are granted by the said deed and affect the registered land.

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 number SGL681506

Title absolute

1 (13.12.2006) PROPRIETOR: SOUTH DARENTH FARMS AND COLD STORE COMPANY LIMITED (Co. Regn. No 00660840) of St Margarets Farm, St Margarets Road, South Darenth, Dartford, Kent DA4 9LB.

2 (13.12.2006) The price stated to have been paid on 28 September 2006 was £834,395.

3 (22.01.2021) RESTRICTION: No disposition of the registered estate 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 restriciton, is to be registered without a certificate signed by a conveyancer that the provisions of clause 12.5.6 of the Transfer dated 8 January 2021 referred to in the Charges Register have been complied with or that they do not apply to the disposition.

4 (11.11.2019) RESTRICTION: No disposition of the registered estate 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 a conveyancer that the provisions of clause 12.5.6 of the Transfer dated 8 November 2019 referred to in the Charges Register have been complied with or that they do not apply to the disposition.

5 (27.04.2021) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by the proprietor for the time being of the estate registered under title number SGL681506 or their conveyancer that the provisions of clause 12.4.16 of the transfer dated 8 January 2021 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 The roadway tinted blue on the title plan is subject to rights of way.

2 The land tinted pink on the title plan is subject to the rights relating to a gas main granted by a Deed dated 21 November 1968 made between (1) Alexander Thomas Howie and others (2) National Provincial Bank Limited and (3) South Eastern Gas Board. The deed also contains restrictive covenants.

NOTE: Copy filed under SGL34796.

3 (09.09.2019) A Transfer of the land edged and numbered SGL807088 in green on the title plan dated 5 September 2019 made between (1) South Darenth Farms and Cold Store Company Limited and (2) Simon Guy Leander McDowell and Tracy Irene McDowell contains restrictive covenants by the transferor.

NOTE: Copy filed under SGL807088.

4 (11.10.2019) A Transfer of the land edged and numbered SGL808017 in green on the title plan dated 9 September 2019 made between (1) South Darenth Farms and Cold Store Company Limited and (2) Philip John Lapper and Helen Joanne Lapper contains restrictive covenants by the Transferor.

NOTE: Copy filed under SGL808017.

5 (11.11.2019) A Transfer of the land edged and numbered SGL808952 in green on the title plan dated 8 November 2019 made between (1) South Darenth Farms and Cold Store Company Limited and (2) Roberto De Pascalis and Deborah Louise Jeff contains restrictive covenants by the Transferor.

NOTE: Copy filed under SGL808952.

6 (22.01.2021) A Transfer of the land edged and numbered SGL818681 in green on the title plan dated 8 January 2021 made between (1) South Darenth Farms And Cold Store Company Limited and (2) Angela Tina Young contains restrictive covenants by the Transferor.

Title number SGL681506

C: Charges Register continued

NOTE: Copy filed under SGL818681.

7 (22.01.2021) The land in this title is subject to the exclusive use of the car parking spaces tinted brown on the title plan referred to in the Transfer dated 8 January 2021 referred to above.

End of register

This is the plan marked "JJ02" referred to in the statutory declaration of Jonathan Jackson

DECLARED at
Keogh Caisley
on 21st August 2023 }

Before me

CALLUM MAIN

Solicitor / ~~Commissioner for oaths~~

KEOGH CAISLEY
Solicitors
11 Lime Hill Road
Tunbridge Wells
Kent. TN1 1LJ


NORTH
Walnut Tree Ho
Walnut Tree Cotta
Snow's Cotta
El Sub Sta
Parkside
Luxted Road
Petleys
The Old Farmhouse
White Hatch
Lower Bell
Landway House
Petleys Farm
X
CG

STATEMENT OF TRUTH

I, Bryan Leonard Hawkins, make this statement as follows:

1. I have six adult children who are all directors and shareholders of South Darenth Farms and Cold Store Company Limited registered in England & Wales with company number 00660840 (the "**Company**"). The Company is the freehold owner of the land known as Petleys Farm, Luxted Road, Downe, Orpington, BR6 7JS ("the **Farm**") which is registered at HM Land Registry with title number SGL681506. The Company acquired the Farm in December 2006. Land Registry title entries for the Farm are annexed to this declaration and marked "BLH01".
2. There is a plan annexed to this declaration and marked "BLH02", which is hereinafter referred to as "the **Plan**".
3. There is a private accessway leading from Luxted Road, Downe, Orpington ("the **Road**") to the Farm. The approximate position of that accessway is shown coloured blue, orange and green on the Plan ("the **Accessway**").
4. The area shown coloured blue on the Plan is the part of the Accessway owned by the Company. The part of the Accessway coloured orange is owned by a resident's management company set up by the plot owners at Petleys Farm to manage common parts. The part of the Accessway coloured green is an unregistered verge between the orange section of the Accessway and the Road. Notwithstanding the different ownership of the aforementioned parts of the Accessway, the Company has treated the whole Accessway as its own and further references in this declaration to the Accessway are to the whole of the Accessway as defined in paragraph 3 above.
5. Between 2017-2022 three new residential units were created by conversion of agricultural buildings, which formerly comprised part of the Farm, and two further residential units were re-furbished and all five were sold. The residential units and common areas comprised within the development are situated in the area immediately north of the part of the Accessway coloured blue on the Plan (the "**Development**"). For the avoidance of doubt, except where a contrary intention appears, references in this declaration to the Farm also include the Development.
6. I have often visited the Farm since the Company bought it as the freehold owner. From then until the date of this declaration and to my personal knowledge the Plan is an accurate plan of the Farm and Accessway.
7. To the best of my knowledge and belief, the Accessway has been used by tenants, agents and others authorised by the Company as a private access with or without vehicles for all purposes to the Farm. In addition, since completing sales of the residential units described at paragraph 5 above, the freehold owners of the

residential units at the Development have exercised a like right for private access to the Development.

8. On the occasions where I have witnessed unauthorised third parties walking on the Accessway, I have informed them that the Accessway is privately owned, there is no public right of way, they should walk back to the Road and they should desist from walking on the Accessway in the future. I have had this discussion with unauthorised users of the Accessway on the Accessway at various times over the years, although I cannot recall the exact dates and times of those conversations. This is the action I know to be adopted by my children and the action we have instructed our tenants, agents and other individuals authorised by the Company to use the Accessway to take.

9. A field gate shown in **the approximate position marked with an "X"** on the Plan remains locked except where tenants, agents or others authorised by the Company use it for access to the Farm. The Accessway and Farm are signposted to make clear there is no public right of access of any kind.

10. For the reasons set out above, I oppose the making of a Definitive Map Modification Order along the Accessway or through any part of the Farm.

11. I am able to make this declaration from my own knowledge and as father of all the directors of the Company which owns the Farm.

I believe that the facts and matters contained in this statement are true.

Signature: .....

Name: BRYAN LEONARD HAWKINS

Date: 10th August 2023

These are the title entries marked "BLH01" referred to in the statement of truth of Bryan Leonard Hawkins.

HM Land Registry

Official copy of register of title

Title number SGL681506 Edition date 27.04.2021

- This official copy shows the entries on the register of title on 08 DEC 2022 at 10:58:06.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 28 Apr 2023.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Croydon Office.

A: Property Register

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

BROMLEY

1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Petley's Farm House, Luxted Road, Orpington (BR6 7JS).

2 (13.12.2006) The land has the benefit of the rights granted by a Transfer of the land in this title dated 28 September 2006 made between (1) Jeannie Barclay Chamberlain and Malcolm David Chamberlain and (2) South Darenth Farms and Cold Store Company Limited.

NOTE: Copy filed.

3 (09.09.2019) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

4 (09.09.2019) The land has the benefit of any legal easements reserved by the Transfer dated 5 September 2019 referred to in the Charges Register but is subject to any rights that are granted by the said deed and affect the registered land.

5 (11.10.2019) The land has the benefit of any legal easements reserved by the Transfer dated 9 September 2019 referred to in the Charges Register but is subject to any rights that are granted by the said deed and affect the registered land.

6 (11.11.2019) The land has the benefit of any legal easements reserved by the Transfer dated 8 November 2019 referred to in the Charges Register but is subject to any rights that are granted by the said deed and affect the registered land.

7 (22.01.2021) The land has the benefit of any legal easements reserved by the Transfer dated 8 January 2021 referred to above/in the Charges Register but is subject to any rights that are granted by the said deed and affect the registered land.

B: Proprietorship Register

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

The electronic official copy of the register follows this message.

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

Applications are pending in HM Land Registry, which have not been completed against this title.

Title number SGL681506

Title absolute

1 (13.12.2006) PROPRIETOR: SOUTH DARENTH FARMS AND COLD STORE COMPANY LIMITED (Co. Regn. No 00660840) of St Margarets Farm, St Margarets Road, South Darenth, Dartford, Kent DA4 9LB.

2 (13.12.2006) The price stated to have been paid on 28 September 2006 was £834,395.

3 (22.01.2021) RESTRICTION: No disposition of the registered estate 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 restriciton, is to be registered without a certificate signed by a conveyancer that the provisions of clause 12.5.6 of the Transfer dated 8 January 2021 referred to in the Charges Register have been complied with or that they do not apply to the disposition.

4 (11.11.2019) RESTRICTION: No disposition of the registered estate 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 a conveyancer that the provisions of clause 12.5.6 of the Transfer dated 8 November 2019 referred to in the Charges Register have been complied with or that they do not apply to the disposition.

5 (27.04.2021) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by the proprietor for the time being of the estate registered under title number SGL681506 or their conveyancer that the provisions of clause 12.4.16 of the transfer dated 8 January 2021 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 The roadway tinted blue on the title plan is subject to rights of way.

2 The land tinted pink on the title plan is subject to the rights relating to a gas main granted by a Deed dated 21 November 1968 made between (1) Alexander Thomas Howie and others (2) National Provincial Bank Limited and (3) South Eastern Gas Board. The deed also contains restrictive covenants.

NOTE: Copy filed under SGL34796.

3 (09.09.2019) A Transfer of the land edged and numbered SGL807088 in green on the title plan dated 5 September 2019 made between (1) South Darenth Farms and Cold Store Company Limited and (2) Simon Guy Leander McDowell and Tracy Irene McDowell contains restrictive covenants by the transferor.

NOTE: Copy filed under SGL807088.

4 (11.10.2019) A Transfer of the land edged and numbered SGL808017 in green on the title plan dated 9 September 2019 made between (1) South Darenth Farms and Cold Store Company Limited and (2) Philip John Lapper and Helen Joanne Lapper contains restrictive covenants by the Transferor.

NOTE: Copy filed under SGL808017.

5 (11.11.2019) A Transfer of the land edged and numbered SGL808952 in green on the title plan dated 8 November 2019 made between (1) South Darenth Farms and Cold Store Company Limited and (2) Roberto De Pascalis and Deborah Louise Jeff contains restrictive covenants by the Transferor.

NOTE: Copy filed under SGL808952.

6 (22.01.2021) A Transfer of the land edged and numbered SGL818681 in green on the title plan dated 8 January 2021 made between (1) South Darenth Farms And Cold Store Company Limited and (2) Angela Tina Young contains restrictive covenants by the Transferor.

Title number SGL681506

C: Charges Register continued

NOTE: Copy filed under SGL818681.

7 (22.01.2021) The land in this title is subject to the exclusive use of the car parking spaces tinted brown on the title plan referred to in the Transfer dated 8 January 2021 referred to above.

End of register

This is the plan marked "BLH02" referred to in the statement of truth of Bryan Leonard Hawkins.


NORTH
Walnut Tree Ho
Walnut Tree Cotta
Snow's Cotta
El Sub Sta
Parkside
Luxted Road
The Old Farmhouse
Petleys
White Hatch
Lower Bell
Landway House
Petleys Farm
X
CG

STATUTORY DECLARATION

I, Debbie Ingram, do solemnly and sincerely declare as follows:

1. I was formerly employed by South Darenth Farms & Cold Store Company Limited registered In England and Wales with company number 00660640 (the "**Company**") to assist with administration and running of the Company's property portfolio. The Company is the freehold owner of the land known as Petleys Farm, Luxted Road, Downe, Orpington, Kent, BR6 7JS (the "**Farm**") which is registered at HM Land Registry with title number SGL681506. Land Registry title entries for the Farm are annexed to this declaration and marked "D101". The Company acquired the Farm in December 2006. I worked for the Company from 1991 until 2022.
2. There is a plan annexed to this declaration and marked "D102", which is hereinafter referred to as "the **Plan**".
3. There is a private accessway leading from Luxted Road, Downe, Orpington ("the **Road**") to the Farm. The approximate position of that accessway is shown coloured blue, orange and green on the Plan (" the **Accessway**").
4. The area shown coloured blue on the Plan is part of the Accessway owned by the Company. The part of the Accessway coloured orange is owned by a resident's management company set up by the plot owners at Petleys Farm to manage common parts. The part of the Accessway coloured green is an unregistered verge between the orange section of the Accessway and the Road. Notwithstanding the different ownership of the aforementioned parts of the Accessway, the Company has, at least since my involvement with them, treated the whole Accessway as its own and further references in this declaration to the Accessway are to the whole of the Accessway as defined in paragraph 3 above.
5. Between 2017-2022 four new residential units were created by conversion of agricultural buildings, which formerly comprised part of the Farm, and one further residential unit was re-furbished and all five were sold. The residential units and common areas comprised within the development are situated on the area immediately north of the part of the Accessway coloured blue on the Plan ("the **Development**"). For avoidance of doubt, except where a contrary intention appears, references in this declaration to the Farm also include the Development.
6. I was the first point of contact for all matters relating to the Development. Accordingly, I regularly attended the Farm ever since the Company acquired it in 2006 and even more regularly since the Development. From then until the date of this declaration and to my personal knowledge the Plan is an accurate plan of the Accessway.
7. To the best of my knowledge and belief, the Accessway has been used by tenants, agents and others authorised by the Company as a private access with or without vehicles for all purposes to the Farm. In addition, since completing sales of the residential units at the Development have exercised a like right for private access to the Development.
8. On the occasions where I have witnessed unauthorised third parties walking on the Accessway, I have informed them that the Accessway is privately owned, there is no public right of way, they should walk back to the Road and they should desist from walking on the Accessway in the future. I have had this discussion with unauthorised users of the Accessway on the Accessway at various times over the

years, although I cannot recall the exact dates and times of those conversations. In my role as first point of contact for the Development, I have also spoken with buyers of the development who have confirmed that they have been taking similar action with unauthorised users of the Accessway.

9. A field gate shown in the approximate position marked with an "X" on the Plan ("the **Gate**") remains locked except where tenants, agents or others authorised by the Company use it for access to the Farm. The Accessway and Farm are signposted to make clear there is no public right of access of any kind.
10. For the reasons set out above, I oppose the making of a Definitive Map Modification Order along the Accessway or through any part of the Farm.
11. I am able to make this declaration from my own knowledge and as former employee for the Company which owns the Farm.

And I make this solemn declaration conscientiously believing the same to be true and by virtue of the Statutory Declarations Act 1835

DECLARED at

On 10th August 2023.....

Before me

Solicitor / Commissioner for oaths

Raveen Bains
Solicitor and Commissioner of Oaths of
Patrick Lawrence Partnership LLP
Russell House, 51 Bath Street
Gravesend, Kent DA11 0DF

This is the plan marked "DI02" referred to in the statutory declaration of Debbie Ingram

DECLARED at

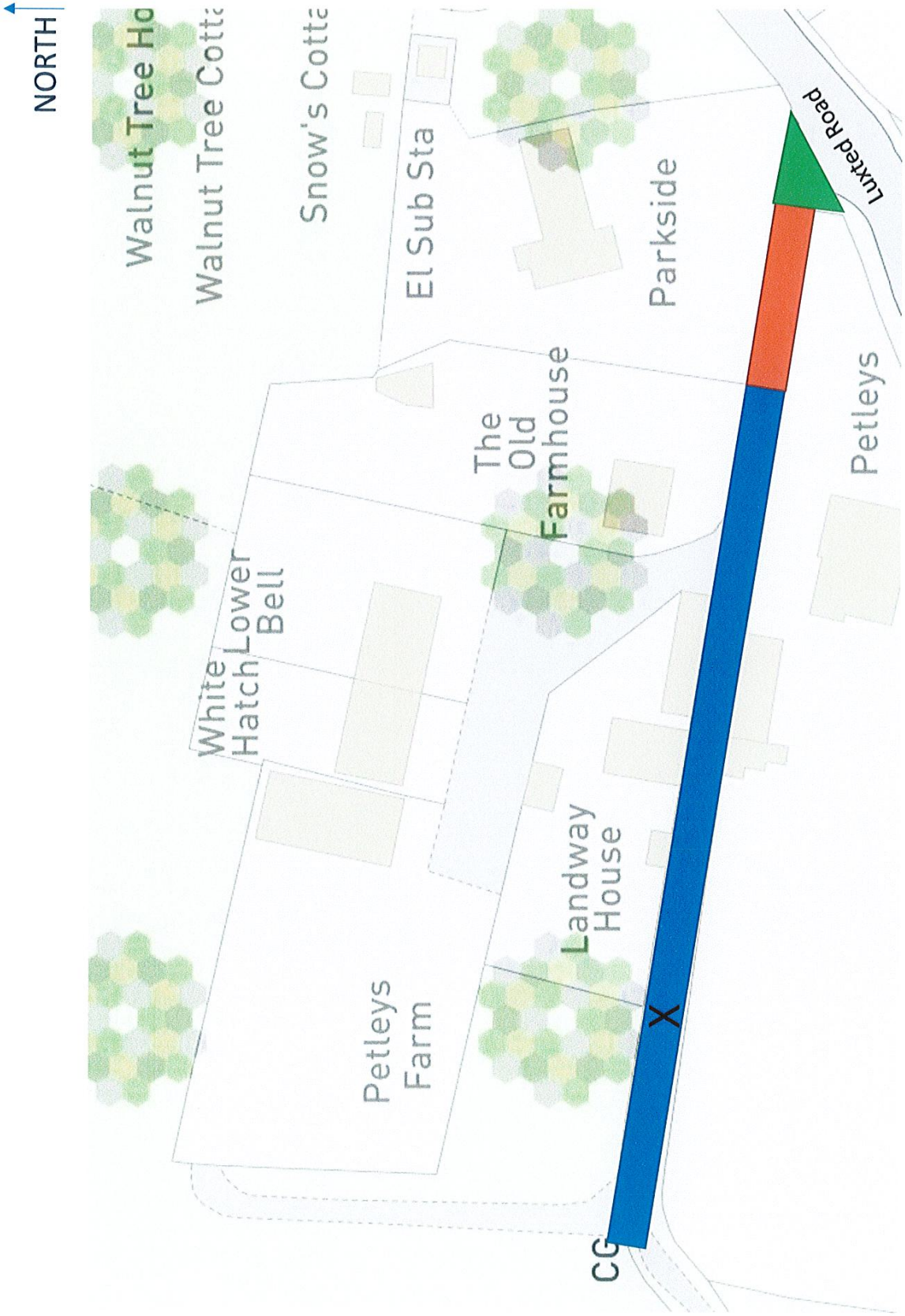
on 10th August 2023 } .....

Before me

Solicitor / Commissioner for oaths

Raveen Bains
Solicitor and Commissioner of Oaths of
Patrick Lawrence Partnership LLP
Russell House, 51 Bath Street
Gravesend, Kent DA11 0DF

D102


NORTH
Walnut Tree Ho
Walnut Tree Cotta
Snow's Cotta
El Sub Sta
Parkside
Luxted Road
Petleys
The Old Farmhouse
White Hatch
Lower Bell
Landway House
Petleys Farm
X
CG

D101

HM Land Registry

Official copy of register of title

Title number SGL681506 | Edition date 27.04.2021

- This official copy shows the entries on the register of title on 08 DEC 2022 at 10:58:06.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 28 Apr 2023.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Croydon Office.

A: Property Register

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

BROMLEY

1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Petley's Farm House, Luxted Road, Orpington (BR6 7JS).

2 (13.12.2006) The land has the benefit of the rights granted by a Transfer of the land in this title dated 28 September 2006 made between (1) Jeannie Barclay Chamberlain and Malcolm David Chamberlain and (2) South Darenth Farms and Cold Store Company Limited.

NOTE: Copy filed.

3 (09.09.2019) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

4 (09.09.2019) The land has the benefit of any legal easements reserved by the Transfer dated 5 September 2019 referred to in the Charges Register but is subject to any rights that are granted by the said deed and affect the registered land.

5 (11.10.2019) The land has the benefit of any legal easements reserved by the Transfer dated 9 September 2019 referred to in the Charges Register but is subject to any rights that are granted by the said deed and affect the registered land.

6 (11.11.2019) The land has the benefit of any legal easements reserved by the Transfer dated 8 November 2019 referred to in the Charges Register but is subject to any rights that are granted by the said deed and affect the registered land.

7 (22.01.2021) The land has the benefit of any legal easements reserved by the Transfer dated 8 January 2021 referred to above/in the Charges Register but is subject to any rights that are granted by the said deed and affect the registered land.

B: Proprietorship Register

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

The electronic official copy of the register follows this message.

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

Applications are pending in HM Land Registry, which have not been completed against this title.

Title number SGL681506

Title absolute

1 (13.12.2006) PROPRIETOR: SOUTH DARENTH FARMS AND COLD STORE COMPANY LIMITED (Co. Regn. No 00660840) of St Margarets Farm, St Margarets Road, South Darenth, Dartford, Kent DA4 9LB.

2 (13.12.2006) The price stated to have been paid on 28 September 2006 was £834,395.

3 (22.01.2021) RESTRICTION: No disposition of the registered estate 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 restriciton, is to be registered without a certificate signed by a conveyancer that the provisions of clause 12.5.6 of the Transfer dated 8 January 2021 referred to in the Charges Register have been complied with or that they do not apply to the disposition.

4 (11.11.2019) RESTRICTION: No disposition of the registered estate 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 a conveyancer that the provisions of clause 12.5.6 of the Transfer dated 8 November 2019 referred to in the Charges Register have been complied with or that they do not apply to the disposition.

5 (27.04.2021) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by the proprietor for the time being of the estate registered under title number SGL681506 or their conveyancer that the provisions of clause 12.4.16 of the transfer dated 8 January 2021 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 The roadway tinted blue on the title plan is subject to rights of way.

2 The land tinted pink on the title plan is subject to the rights relating to a gas main granted by a Deed dated 21 November 1968 made between (1) Alexander Thomas Howie and others (2) National Provincial Bank Limited and (3) South Eastern Gas Board. The deed also contains restrictive covenants.

NOTE: Copy filed under SGL34796.

3 (09.09.2019) A Transfer of the land edged and numbered SGL807088 in green on the title plan dated 5 September 2019 made between (1) South Darenth Farms and Cold Store Company Limited and (2) Simon Guy Leander McDowell and Tracy Irene McDowell contains restrictive covenants by the transferor.

NOTE: Copy filed under SGL807088.

4 (11.10.2019) A Transfer of the land edged and numbered SGL808017 in green on the title plan dated 9 September 2019 made between (1) South Darenth Farms and Cold Store Company Limited and (2) Philip John Lapper and Helen Joanne Lapper contains restrictive covenants by the Transferor.

NOTE: Copy filed under SGL808017.

5 (11.11.2019) A Transfer of the land edged and numbered SGL808952 in green on the title plan dated 8 November 2019 made between (1) South Darenth Farms and Cold Store Company Limited and (2) Roberto De Pascalis and Deborah Louise Jeff contains restrictive covenants by the Transferor.

NOTE: Copy filed under SGL808952.

6 (22.01.2021) A Transfer of the land edged and numbered SGL818681 in green on the title plan dated 8 January 2021 made between (1) South Darenth Farms And Cold Store Company Limited and (2) Angela Tina Young contains restrictive covenants by the Transferor.

Title number SGL681506

C: Charges Register continued

NOTE: Copy filed under SGL818681.

7 (22.01.2021) The land in this title is subject to the exclusive use of the car parking spaces tinted brown on the title plan referred to in the Transfer dated 8 January 2021 referred to above.

End of register

These are the title entries marked "DI01" referred to in the statutory declaration of Debbie Ingram

DECLARED at

on 10th August 2023 } .....DIngram.....

Before me

Solicitor / Commissioner for oaths

Raveen Bains
Solicitor and Commissioner of Oaths of
Patrick Lawrence Partnership LLP
Russell House, 51 Bath Street
Gravesend, Kent DA11 0DF

STATUTORY DECLARATION

I, Mark Graham Weaver, do solemnly and sincerely declare as follows:

1. I am a business advisor to South Darenth Farms and Cold Store Company Limited registered in England & Wales with company number 00660840 (the "**Company**"). I have been advising the Company since 2015. The Company is the freehold owner of the land known as Petleys Farm, Luxted Road, Downe, Orpington, BR6 7JS ("the **Farm**") which is registered at HM Land Registry with title number SGL681506. Land Registry title entries for the Farm are annexed to this declaration and marked "MGW01". I understand the Company acquired the Farm in December 2006, which was before my involvement with the Company.
2. There is a plan annexed to this declaration and marked "MGW02", which is hereinafter referred to as "the **Plan**".
3. There is a private accessway leading from Luxted Road, Downe, Orpington ("the **Road**") to the Farm. The approximate position of that accessway is shown coloured blue, orange and green on the Plan ("the **Accessway**").
4. The area shown coloured blue on the Plan is the part of the Accessway owned by the Company. The part of the Accessway coloured orange is owned by a resident's management company set up by the plot owners at Petleys Farm to manage common parts. The part of the Accessway coloured green is an unregistered verge between the orange section of the Accessway and the Road. Notwithstanding the different ownership of the aforementioned parts of the Accessway, the Company has, at least since my involvement with them, treated the whole Accessway as its own and further references in this declaration to the Accessway are to the whole of the Accessway as defined in paragraph 3 above.
5. Between 2017-2022 three new residential units were created by conversion of agricultural buildings, which formerly comprised part of the Farm, and two further residential units were re-furbished and all five were sold. The residential units and common areas comprised within the development are situated in the area immediately north of the part of the Accessway coloured blue on the Plan (the "**Development**"). For the avoidance of doubt, except where a contrary intention appears, references in this declaration to the Farm also include the Development.
6. I was heavily involved in advising on business strategy for the Development. As such, I have regularly attended the Farm ever since my involvement with the Company in 2015 with the project manager for the Development and other professionals as appropriate. From then until the date of this declaration and to my personal knowledge the Plan is an accurate plan of the Farm and Accessway.

7. To the best of my knowledge and belief, the Accessway has been used by tenants, agents and others authorised by the Company as a private access with or without vehicles for all purposes to the Farm. In addition, since completing sales of the residential units described at paragraph 5 above, the freehold owners of the residential units at the Development have exercised a like right for private access to the Development.

8. On the occasions where I have witnessed unauthorised third parties walking on the Accessway, I have informed them that the Accessway is privately owned, there is no public right of way, they should walk back to the Road and they should desist from walking on the Accessway in the future. I have had this discussion with unauthorised users of the Accessway on the Accessway at various times over the years, although I cannot recall the exact dates and times of those conversations. In my capacity as business advisor to the Company, I have also advised the directors and all others authorised by the Company to use the Accessway to take similar action with unauthorised users of the Accessway.

9. A field gate shown in the approximate position marked with an "X" on the Plan remains locked except where tenants, agents or others authorised by the Company use it for access to the Farm. The Accessway and Farm are signposted to make clear there is no public right of access of any kind.

10. For the reasons set out above, I oppose the making of a Definitive Map Modification Order along the Accessway or through any part of the Farm.

11. I am able to make this declaration from my own knowledge and as business advisor the Company which owns the Farm.

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

DECLARED at
Keogh Caisley
on 27th July 2023 }

Before me
CALLUM MAIN
Solicitor / Commissioner for oaths

KEOGH CAISLEY
Solicitors
11 Lime Hill Road
Tunbridge Wells
Kent. TN1 1LJ

This is the plan marked "MGW02" referred to in the statutory declaration of Mark Graham Weaver

DECLARED at Keogh Caisley

on 27th July 2023

Before me

CALLUM MAIN

Solicitor / Commissioner for oaths

KEOGH CAISLEY
Solicitors
11 Lime Hill Road
Tunbridge Wells
Kent, TN1 1LJ


NORTH
Walnut Tree Ho
Walnut Tree Cotta
Snow's Cotta
El Sub Sta
Parkside
Luxted Road
Petleys
The Old Farmhouse
White Hatch
Lower Bell
Landway House
Petleys Farm
X
CG

These are the title entries marked "MGW01" referred to in the statutory declaration of Mark Graham Weaver

DECLARED at
Keogh Caisley
on 27th July 2023 }

Before me

CALLUM MAIN

Solicitor / Commissioner for oaths

KEOGH CAISLEY
Solicitors
11 Lime Hill Road
Tunbridge Wells
Kent, TN1 1LJ

HM Land Registry

Official copy of register of title

Title number SGL681506 | Edition date 27.04.2021

- This official copy shows the entries on the register of title on 08 DEC 2022 at 10:58:06.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 28 Apr 2023.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Croydon Office.

A: Property Register

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

BROMLEY

1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Petley's Farm House, Luxted Road, Orpington (BR6 7JS).

2 (13.12.2006) The land has the benefit of the rights granted by a Transfer of the land in this title dated 28 September 2006 made between (1) Jeannie Barclay Chamberlain and Malcolm David Chamberlain and (2) South Darenth Farms and Cold Store Company Limited.

NOTE: Copy filed.

3 (09.09.2019) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

4 (09.09.2019) The land has the benefit of any legal easements reserved by the Transfer dated 5 September 2019 referred to in the Charges Register but is subject to any rights that are granted by the said deed and affect the registered land.

5 (11.10.2019) The land has the benefit of any legal easements reserved by the Transfer dated 9 September 2019 referred to in the Charges Register but is subject to any rights that are granted by the said deed and affect the registered land.

6 (11.11.2019) The land has the benefit of any legal easements reserved by the Transfer dated 8 November 2019 referred to in the Charges Register but is subject to any rights that are granted by the said deed and affect the registered land.

7 (22.01.2021) The land has the benefit of any legal easements reserved by the Transfer dated 8 January 2021 referred to above/in the Charges Register but is subject to any rights that are granted by the said deed and affect the registered land.

B: Proprietorship Register

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

The electronic official copy of the register follows this message.

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

Applications are pending in HM Land Registry, which have not been completed against this title.

Title number SGL681506

Title absolute

1 (13.12.2006) PROPRIETOR: SOUTH DARENTH FARMS AND COLD STORE COMPANY LIMITED (Co. Regn. No 00660840) of St Margarets Farm, St Margarets Road, South Darenth, Dartford, Kent DA4 9LB.

2 (13.12.2006) The price stated to have been paid on 28 September 2006 was £834,395.

3 (22.01.2021) RESTRICTION: No disposition of the registered estate 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 restriciton, is to be registered without a certificate signed by a conveyancer that the provisions of clause 12.5.6 of the Transfer dated 8 January 2021 referred to in the Charges Register have been complied with or that they do not apply to the disposition.

4 (11.11.2019) RESTRICTION: No disposition of the registered estate 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 a conveyancer that the provisions of clause 12.5.6 of the Transfer dated 8 November 2019 referred to in the Charges Register have been complied with or that they do not apply to the disposition.

5 (27.04.2021) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by the proprietor for the time being of the estate registered under title number SGL681506 or their conveyancer that the provisions of clause 12.4.16 of the transfer dated 8 January 2021 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 The roadway tinted blue on the title plan is subject to rights of way.

2 The land tinted pink on the title plan is subject to the rights relating to a gas main granted by a Deed dated 21 November 1968 made between (1) Alexander Thomas Howie and others (2) National Provincial Bank Limited and (3) South Eastern Gas Board. The deed also contains restrictive covenants.

NOTE: Copy filed under SGL34796.

3 (09.09.2019) A Transfer of the land edged and numbered SGL807088 in green on the title plan dated 5 September 2019 made between (1) South Darenth Farms and Cold Store Company Limited and (2) Simon Guy Leander McDowell and Tracy Irene McDowell contains restrictive covenants by the transferor.

NOTE: Copy filed under SGL807088.

4 (11.10.2019) A Transfer of the land edged and numbered SGL808017 in green on the title plan dated 9 September 2019 made between (1) South Darenth Farms and Cold Store Company Limited and (2) Philip John Lapper and Helen Joanne Lapper contains restrictive covenants by the Transferor.

NOTE: Copy filed under SGL808017.

5 (11.11.2019) A Transfer of the land edged and numbered SGL808952 in green on the title plan dated 8 November 2019 made between (1) South Darenth Farms and Cold Store Company Limited and (2) Roberto De Pascalis and Deborah Louise Jeff contains restrictive covenants by the Transferor.

NOTE: Copy filed under SGL808952.

6 (22.01.2021) A Transfer of the land edged and numbered SGL818681 in green on the title plan dated 8 January 2021 made between (1) South Darenth Farms And Cold Store Company Limited and (2) Angela Tina Young contains restrictive covenants by the Transferor.

Title number SGL681506

C: Charges Register continued

NOTE: Copy filed under SGL818681.

7 (22.01.2021) The land in this title is subject to the exclusive use of the car parking spaces tinted brown on the title plan referred to in the Transfer dated 8 January 2021 referred to above.

End of register