

I Kevin Corner of Hedgerley Farm Nelsons Lane Hurst RG100RR do solemnly and sincerely declare the following:

1) I Kevin Corner with my wife [REDACTED] purchased the property of the then named Hedgerley Stables Nelsons Lane Hurst Berkshire RG10 0RR Title number BK334220, with completion occurring on 30/09/2002. At the time of purchase the site contained an existing barn and a block of 5 stables either side of a concrete courtyard with a large ménage and grazing paddock as well as an ample parking area with access via two gated entrances.

2) On completion of purchase I created a workshop and storage area in part of the existing barn and rented the remainder of the site including use of the stables and remainder of the barn to a local couple for equestrian use of their horses. A Certificate of Lawfulness of Existing Use or Development was issued in 2025 for the commercial and residential use of the barn. During the same time period I used the barn for commercial purposes I have used large areas of land for storage of my materials and equipment, and parking of my vehicle in connection with my business as a shop and office-fitting carpenter.

3) Large areas of the land around the barn was being used for my business for use as storage and vehicle parking. We had a visit to site from enforcement officer [REDACTED] on August 21st 2009 regarding a query relating to an existing entrance to the site. Whilst on site we discussed and which he later documented the plant, machinery, building materials (sand, cement and paving) as well as a mobile home associated with the setting up of the paving making business and the use of the land for storage.

4) A small mobile home was placed on site in September 2007 as a security deterrent due to a number of over night incidents of theft from the site. During September 2011 I notified Wokingham District Council that someone would be living on the site, as construction of the new build barn was to commence. On September 21st 2011 a council tax account, number [REDACTED] was created. The yard was therefore also used for residential purposes since September 2007 including the residential parking of vehicles.

5) Whilst demolishing and rebuilding the barn the mobile home being used on site (as referenced by the enforcement officer in August 2009) was registered for payments of council tax. The council tax account number [REDACTED] for mobile home at Hedgerley Stables was issued on September 2011. Council tax has been paid in full since then to date, approximately 13 years 7 months with no missed payments. The details on the account changed from [REDACTED] in May 2022. The yard remained in use for residential purposes during this period including residential parking of vehicles.

6) My company K&N Contracts Ltd, although operating from the site since purchase in 2002, became officially registered at this address on 23/02/2017.

7) Please refer to corroborating images attached

8) Since 2007 to the present day the use of the yard has been continuously in a mixed use for equestrian, residential and storage use.

I Make this solemn declaration conscientiously believing it to be true and by virtue of the provisions of the statutory declarations act 1835.

We hereby certify this to be

[REDACTED]

22/24 Broad Street
Wokingham, Berks, RG40 1BA
17/12/25

Date: 17-12-2025

Name:

Signature

Solicitors Witness Name:

Solicitors Witness Signature

Solicitors Address: CLIFTON INGRAM L.L.P
SOLICITORS
22-24 BROAD STREET
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We hereby certify this to be
a true copy of the original

Clifton Ingram LLP
22/24 Broad Street
Wokingham, Berks, RG40 1BA

17/12/25