

STATUTORY DECLARATION

In The Matter Relating to the Northern Car Park, Chambers Business Park, Sipson Road, West Drayton, UB7 0HX

I, Satwant Punni of Bath Road Property Investments Ltd, being the landlord of Chambers Business Park, Sipson Road, West Drayton, UB7 0HX, do solemnly and sincerely declare as follows:

1. I am the freeholder of Chambers Business Park, comprising four industrial units and associated land. This declaration specifically relates to 'The Northern Car Park'. A site location plan showing the extent of the 'The Northern Car Park' highlighted in red is attached in Appendix A.
2. I have been the owner of the property since 2nd June 2014. In my capacity as owner, I have direct knowledge of the use of the northern car park.
3. Upon acquiring the property, it was presented to me and I observed that the site was already in established use as a car park, various car parking spaces were marked with white lines and there were approximately 40-50 car parking spaces in total; please refer to images in Appendix B. Since that date, and to the best of my knowledge and belief from information provided to me by the previous owner and the longstanding tenants, the site has been continuously used for the parking of vehicles by tenants, their employees, and visitors.
4. The use of the northern car park was formally integrated into the tenancy agreements. Specific parking areas directly opposite or adjacent to each tenant's unit were allocated to them, a right which was stipulated in their leases. This formal allocation demonstrates the intended permanence and essential nature of the parking provision. Please find enclosed lease plans in Appendix B from three leases: (1) Lease plan from Unit A lease, 2) Lease plan from Unit B lease & 3) Lease plan from Unit C & D lease. The grassy area immediately to the north of the northern car park which had also been utilised by tenants at least since I acquired the site in 2014. Please refer to the photographs in images in Appendix C.
5. This use has, throughout my ownership and to the best of my knowledge prior to it, been open, obvious, and without any attempt at concealment.
6. The use of the Site for parking has been a normal, regular, and uninterrupted activity throughout this period. It has not been subject to any enforced breaks, and no planning enforcement action has ever been taken by the local planning authority against this use.



7. I confirm that the tenants at the property, including the declarants providing statements in support of this application, have had my full permission and encouragement to use their allocated spaces in the northern car park for vehicle parking throughout their respective tenancies.
8. I believe that the required period of more than 10 years of continuous, uninterrupted use has been achieved, rendering the use lawful.

DECLARED by Satwant Punni of Bath Road Property Investments Ltd at;



Slough, BERKS.

Solicitor's address

Before me – A commissioner for Oaths/Solicitor.

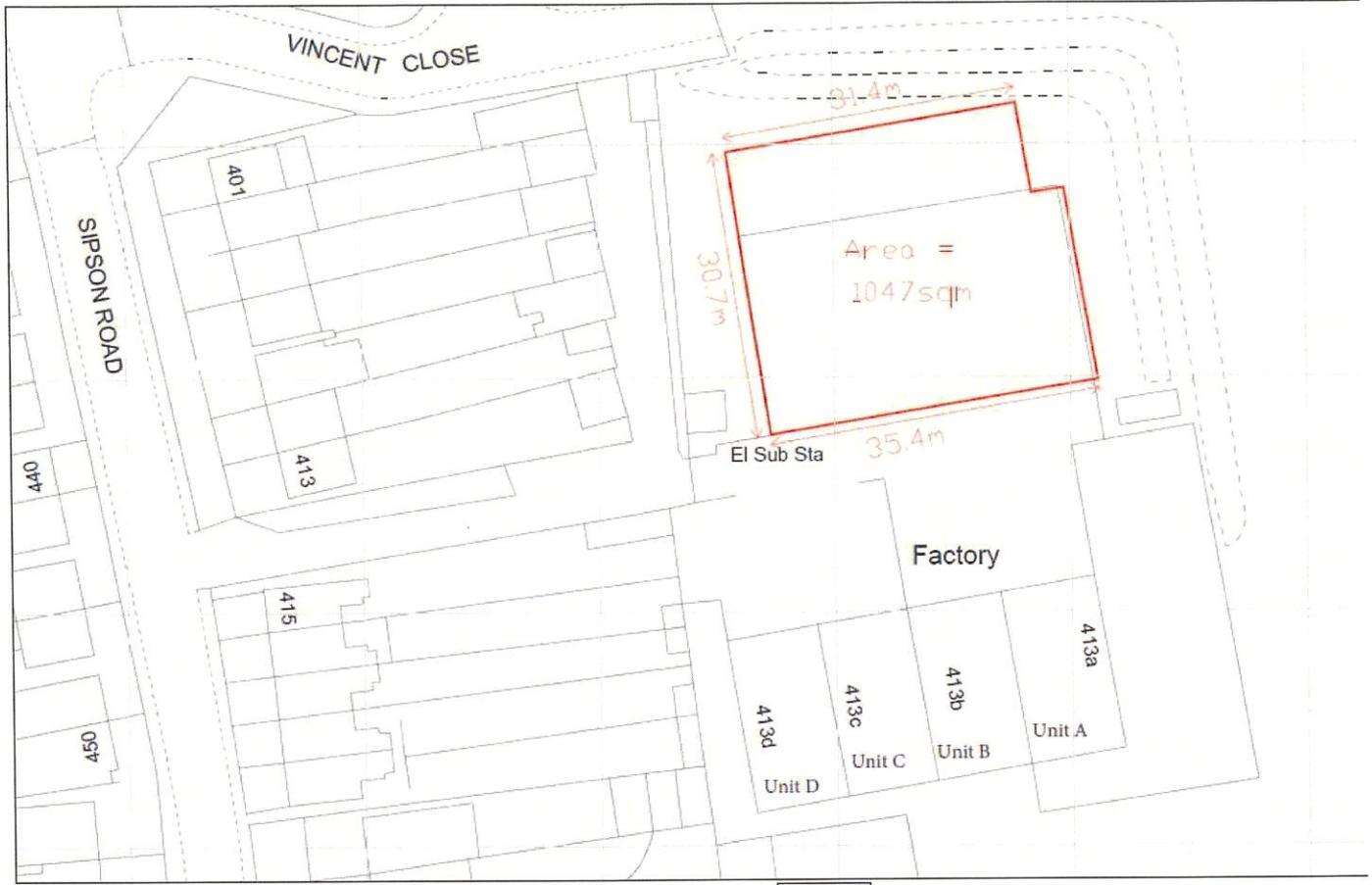


Kulwinder S Dhaliwal LLB (Hons)
Solicitor

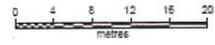
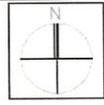
hsbs LAW
Solicitors & Notary Public
50 Farnham Road, Slough,
Berkshire, SL1 3TA
Tel: 01753 475 400



Appendix A



Land at Chambers Business Park, Sipson UB7 0HX	Scale 1:500 @ A4
Location Plan	Oct 2025



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Appendix B

1) Unit A



2) Unit B

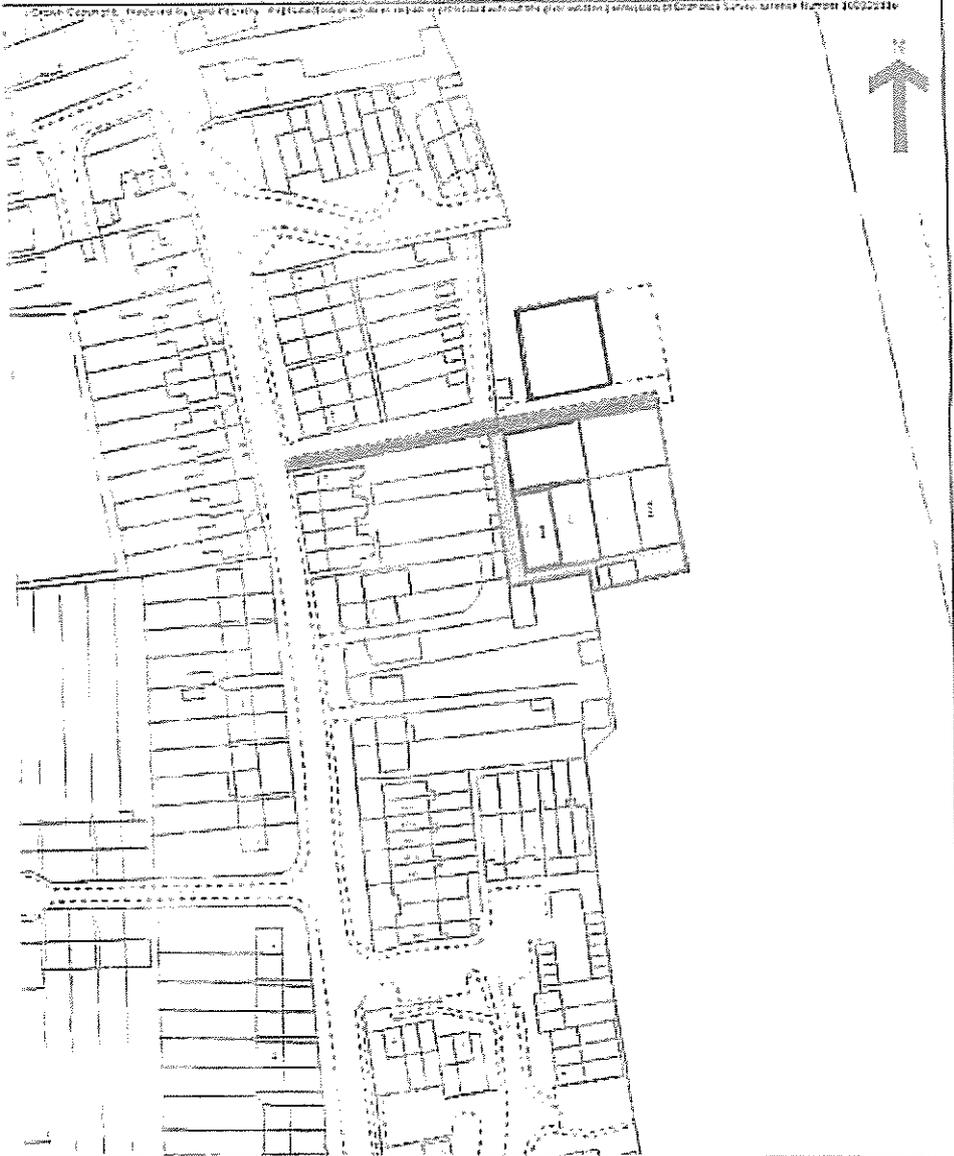
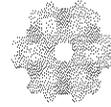


Signature

Unit C & D

Land Registry
Official copy of
title plan

Title number MX461096
Ordnance Survey map reference TQ0777NW
Scale 1:1250
Administrative area Hillingdon



This official copy is intended to be used as the plan in all legal proceedings.

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Appendix C

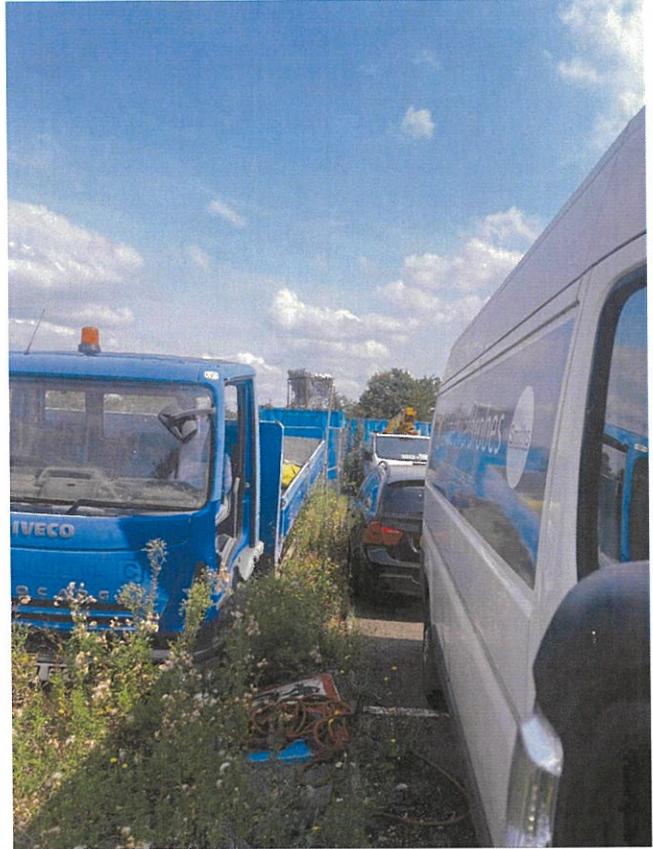


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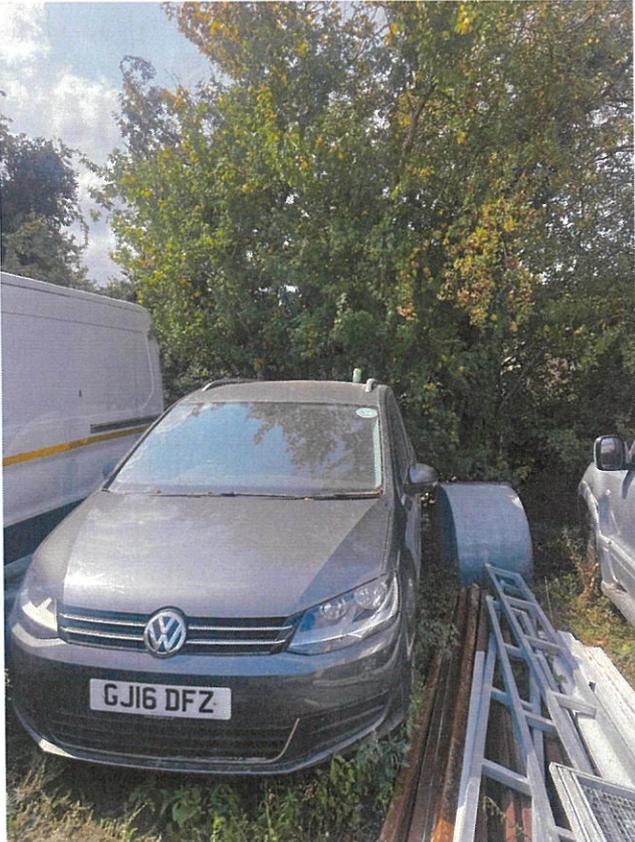




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