

STATUTORY DECLARATION

RELATING TO

Little Gorsty Hill Farm, Gorsty Hill, Tean ST10 4EL

**Goddard Dunbar & Associates
Genesis Centre
Innovation Way
Stoke-on-Trent
ST6 4BF**

STATUTORY DECLARATION RELATING TO
Little Gorsty Hill Farm, Gorsty Hill, Tean ST10 4EL.

We, Julia Elizabeth Bryan, Tracy Bishop and Pamela Clare Stockdale of Little Gorsty Hill Farm, Gorsty Hill, Tean ST10 4EL do solemnly and sincerely declare as follows: -

1. We are the registered proprietors of Gorsty Hill, Tean, ST10 4EL known as Little Gorsty Hill Farm together with land on the North Side of Star Cottage Gorsty Hill Tean Stoke on Trent ST10 4EL and land at Gorsty Hill Farm, Gorsty Hill, Tean, Stoke on Trent ST10 4EL. Which is registered under Title Numbers SF449868, SF686244 and SF615969. The farm and land is shown edged red on the plans marked "P1" "P2" and "P3".
2. Little Gorsty Hill Farm was used for the family engineering business for many years. With the majority of the outbuildings being used for engineering purposes from 1973 to 2015.
3. The business was called Crowpin Engineers Ltd and was founded by Peter George Bryan in 1973. Confirmation can be found here:
<https://companycheck.co.uk/company/01133410/CROWPIN-ENGINEERS-LIMITED/companies-house-data#key-financials>
4. Original directors were Peter George Bryan and Juliana Bryan with employees in early years including Eddie Baxter, John Bryan, Oliver Bryan. Additional employees were taken on in later years as the business grew with a headcount of between 5 and 9 staff, mainly experienced precision engineers. Vehicles for staff were parked in the yard on a daily basis. Over the years the business employed in excess of 30 people.
5. In the early years lathes were located in building 4 with building 3 used for storage, and building 2 used for final prep. Products were mainly components for welding guns, JCB machinery and car exhausts. As the business grew more machines were purchased and building 11 became the main workshop. This was soon followed by the development of building 12 and the introduction of much bigger automatic machinery and CNCs. As shown on the plan marked "P4"
6. Building 4 became the packing room with buildings 7, 3 and 8 being used for storage of raw materials, mainly steel, brass, copper and aluminium. Building 5 became the staff room.
7. Raw materials were delivered on large lorries several times per week from suppliers such as Mellards, JTP, FWB and later imported from Eastern Europe. Metal was typically in the form of tubing delivered on 3 or 4 axle lorries.
8. Customers included JCB, Ecam Engineering, Twyford's Bathrooms, Fauld Precision, Beswick China (brass hames for harnesses for china shire horses), Manitube, Scalemaster, Ron Ramsay, Roston Castings, Hilton Gun, Service Engineers, British Shoe Machinery Company, Belle Engineering.
9. Eventually Peter Bryan was diagnosed with a terminal illness in 2003 and so made plans to hand the business over to his apprentice, Robert Wareham. When Peter died in 2006 Robert continued to rent the buildings and run the business at Little Gorsty Hill Farm until October 2014 (see attached bank statement showing weekly rent payments of £100 per week). Since then the buildings have stood empty, the business rates classification was removed and the 3 phase electric switched off.
10. Building 13 has been used as a shelter for cattle and sheep and a small stable which no longer exists housed ponies.

AND WE MAKE THIS SOLEMN DECLARATION conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act 1835.

DECLARED BY THE SAID JULIA ELIZABETH BRYAN, TRACY BISHOP AND PAMELA
CLARE STOCKDALE ON THE DAY OF 2023.

BEFORE ME

A Commissioner for Oaths/ Solicitor

**THIS IS THE EXHIBIT MARKED "P1" REFERRED TO IN THE ATTACHED STATUTORY
DECLARATION OF JULIA ELIZABETH BRYAN, TRACY BISHOP AND PAMELA CLARE
STOCKDALE.**

**DECLARED BY THE SAID JULIA ELIZABETH BRYAN, TRACY BISHOP AND PAMELA
CLARE STOCKDALE THIS DAY OF 2023.**

BEFORE ME

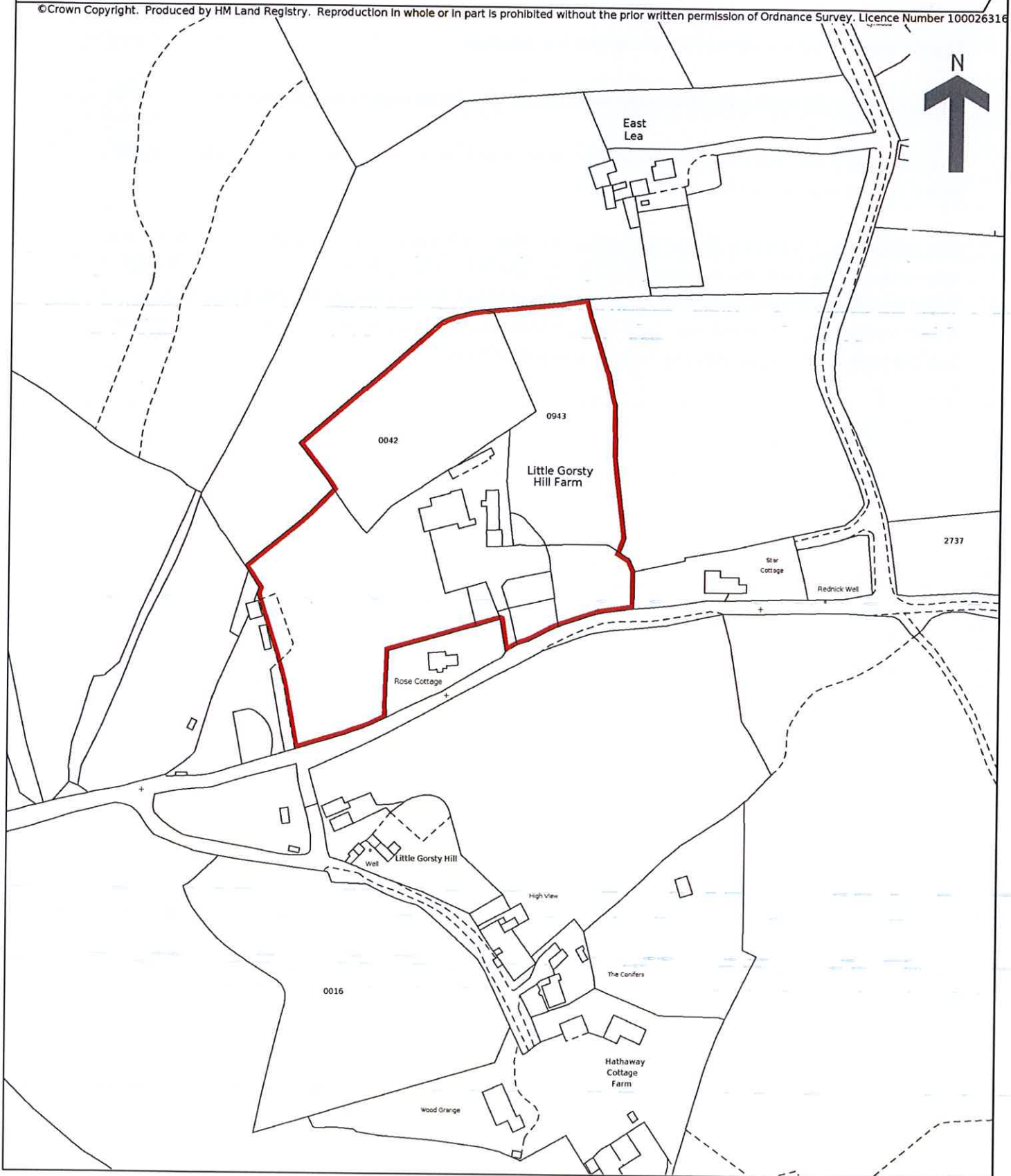
A Commissioner for Oaths/Solicitor

HM Land Registry
Official copy of
title plan

Title number **SF449868**
Ordnance Survey map reference **SK0240SW**
Scale **1:2500**
Administrative area **Staffordshire :**
Staffordshire Moorlands



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P1

These are the notes referred to on the following official copy

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**THIS IS THE EXHIBIT MARKED "P2" REFERRED TO IN THE ATTACHED STATUTORY
DECLARATION OF JULIA ELIZABETH BRYAN, TRACY BISHOP AND PAMELA CLARE
STOCKDALE.**

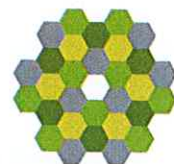
**DECLARED BY THE SAID JULIA ELIZABETH BRYAN, TRACY BISHOP AND PAMELA
CLARE STOCKDALE THIS DAY OF 2023.**

BEFORE ME

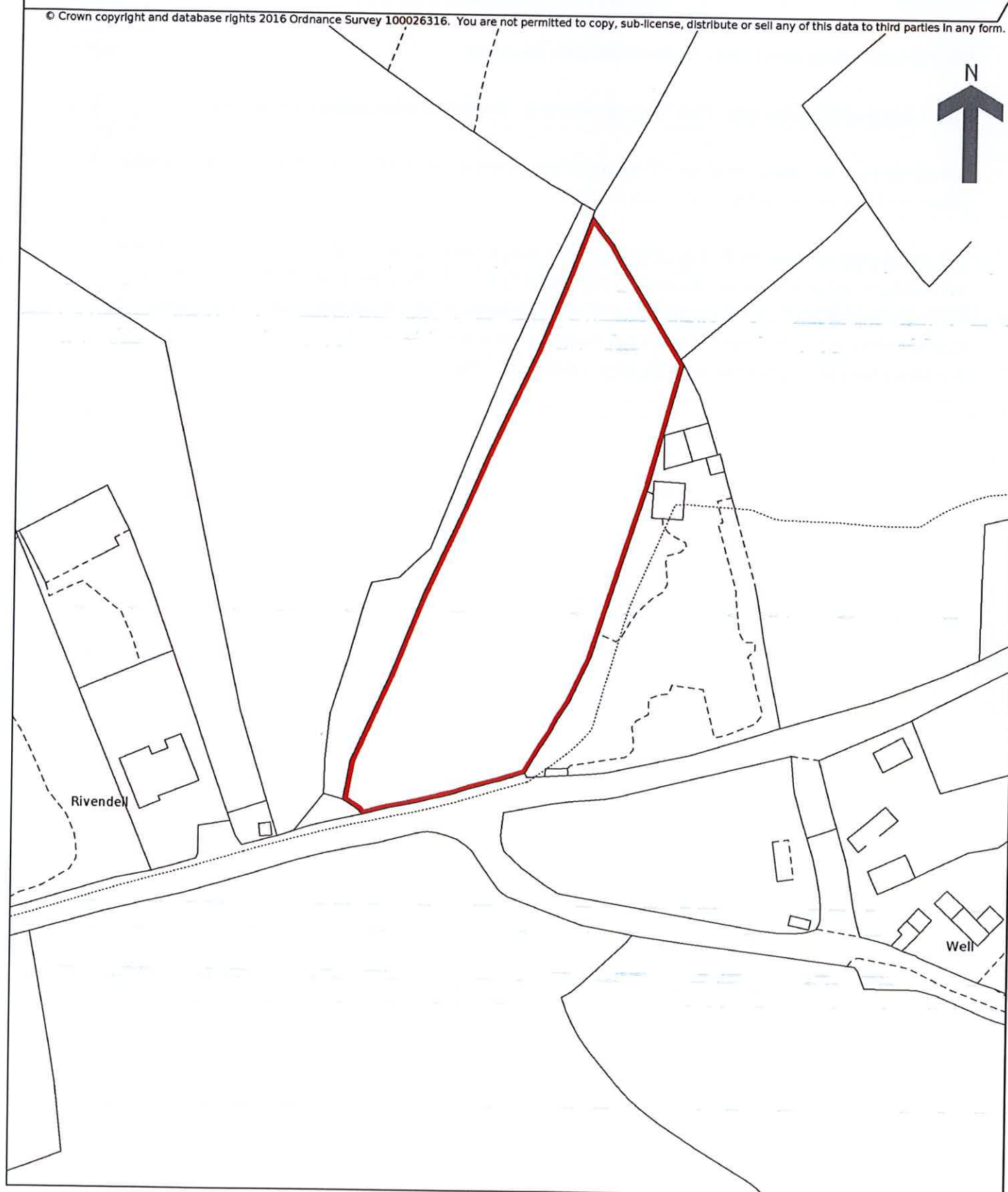
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HM Land Registry
Official copy of
title plan

Title number **SF615969**
Ordnance Survey map reference **SK0140SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Staffordshire :**
Staffordshire Moorlands



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P2

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**THIS IS THE EXHIBIT MARKED "P3" REFERRED TO IN THE ATTACHED STATUTORY
DECLARATION OF JULIA ELIZABETH BRYAN, TRACY BISHOP AND PAMELA CLARE
STOCKDALE.**

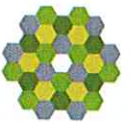
**DECLARED BY THE SAID JULIA ELIZABETH BRYAN, TRACY BISHOP AND PAMELA
CLARE STOCKDALE THIS DAY OF 2023.**

BEFORE ME

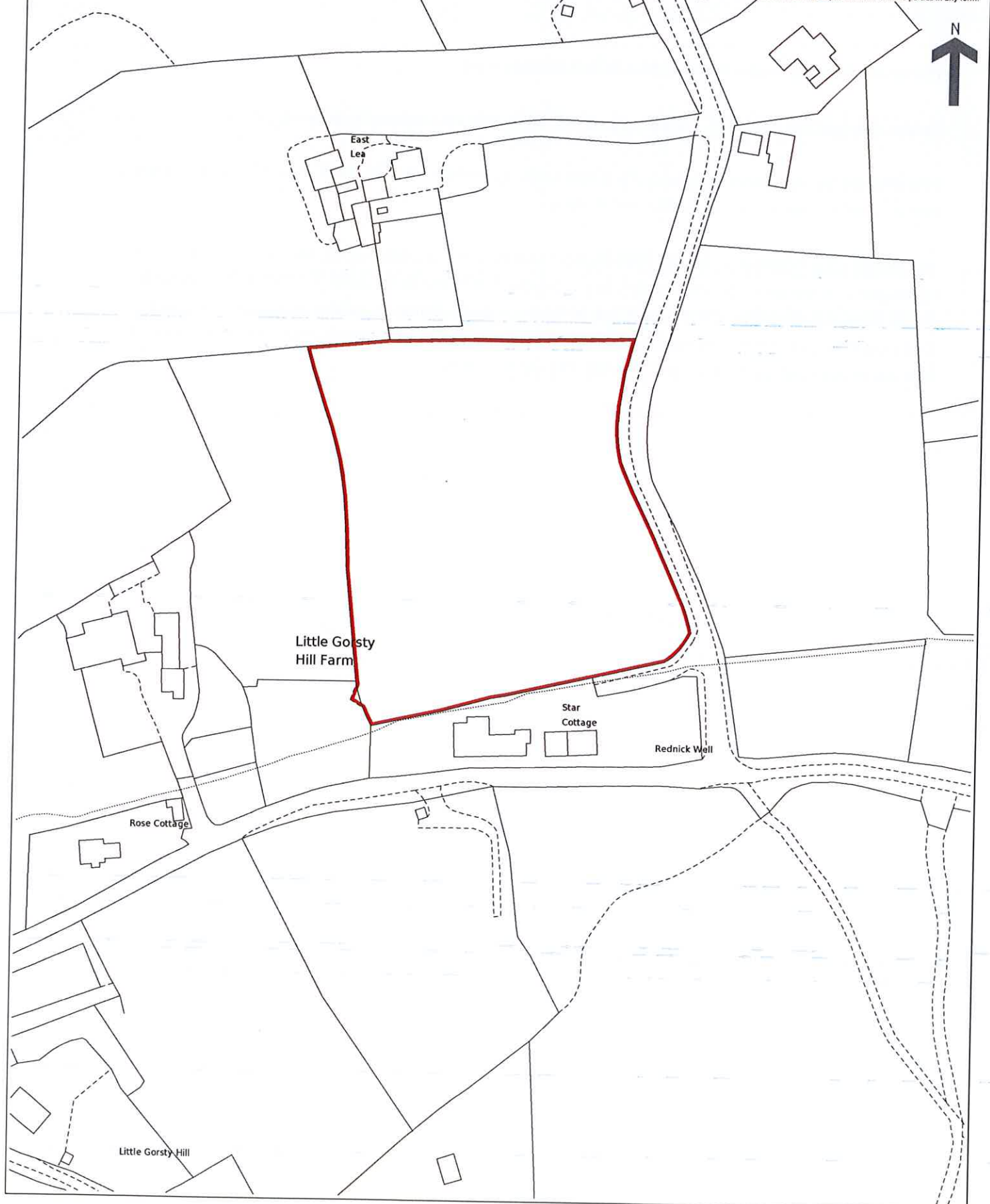
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HM Land Registry
Official copy of
title plan

Title number **SF686244**
Ordnance Survey map reference **SK0240SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Staffordshire :**
Staffordshire Moorlands



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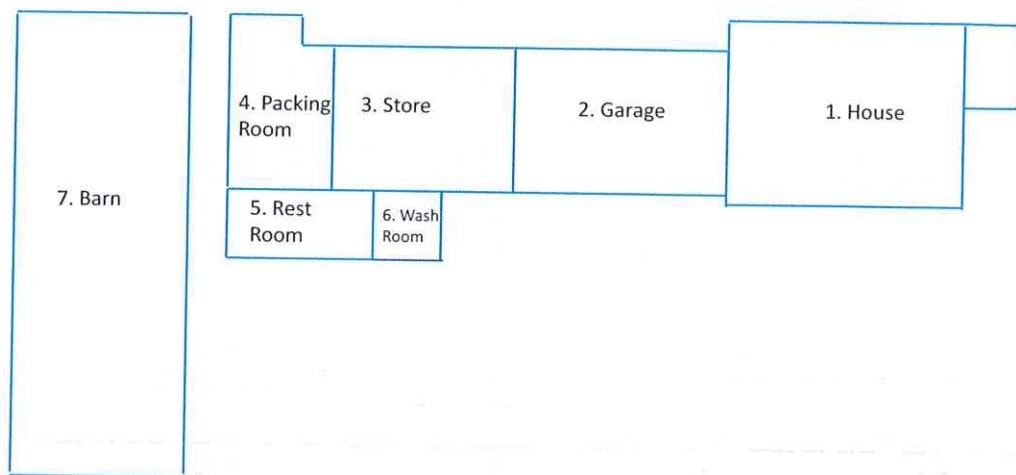
This official copy is issued on 05 July 2023 shows the state of this title plan on 05 July 2023 at 15:45:02. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. This title is dealt with by the HM Land Registry, Birkenhead Office .

**THIS IS THE EXHIBIT MARKED "P4" REFERRED TO IN THE ATTACHED STATUTORY
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STOCKDALE.**

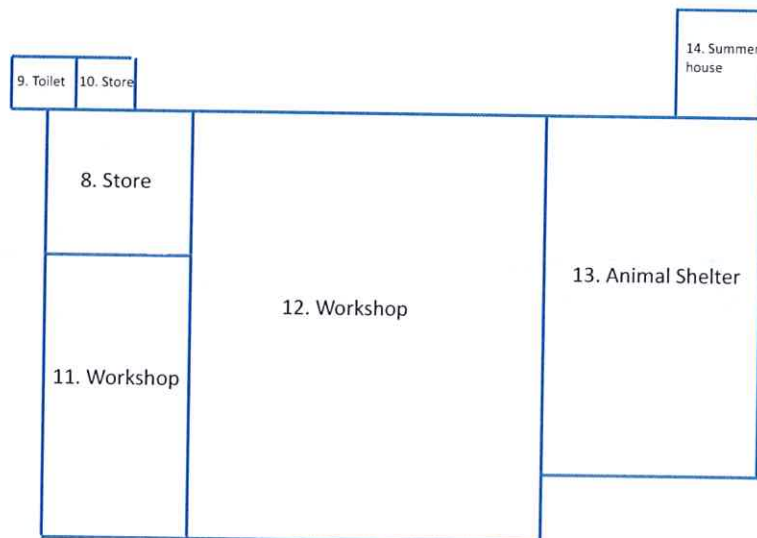
**DECLARED BY THE SAID JULIA ELIZABETH BRYAN, TRACY BISHOP AND PAMELA
CLARE STOCKDALE THIS DAY OF 2023.**

BEFORE ME

A Commissioner for Oaths/Solicitor



Not to Scale



Not to Scale