

DATED 13th JANUARY 2025

STATUTORY DECLARATION OF

DAVID JOHN KNAPP

**RELATING TO THE APPEAL AGAINST THE ENFORCEMENT NOTICE ISSUED BY
CHARWOOD BOROUGH COUNCIL (REF. E/21/0183) CONCERNING LAND AT
SYSTON MILL, MILL LANE, SYSTON, LEICESTERSHIRE, LE7 1NS**



1st Floor, One Colton Square
Leicester
LE1 1QH

Ref: 2528532.2.JJM

I, David John Knapp, do solemnly and sincerely declare as follows:

1. I was born on the [REDACTED] and I currently reside at [REDACTED] Loughborough, Leicestershire, [REDACTED]
2. I make this declaration of truth in support of an appeal against the Enforcement Notice ref: E/21/0183 issued by Charnwood Borough Council and dated 23 September 2024 ("the Enforcement Notice") in respect of the land at Syston Mills, Mill Lane, Syston, Leicestershire, LE7 1NS ("the Site").
3. The Site is identified edged red on **page 1 of the Exhibit**. I understand this is the relevant map taken from the Enforcement Notice.

Background

4. I am a mechanic and I have worked in the industry for over 40 years. [REDACTED] I am very familiar with the Site and currently support Wealth Property Limited ("the Appellant") in overseeing operations on the Site.
5. I first visited the Site in approximately 1984. I was looking for a location to run a mechanics workshop.
6. In the 1980's, the Site was owned by Bourne End Property Trading Limited. Stamina Components (Syston) Ltd were a shoe sole manufacturer, and they were the main tenant on the Site. Stamina Components (Syston) Ltd sublet their unit (Unit 20) to me from 1984 until 1989. In 1989, I moved into Unit 23 (part of the land to the southeast of the Site and which is outside of the Site boundary edged red on **page 1 of the Exhibit**) as Stamina Components (Syston) Ltd were going through administration. The landowners then became my direct landlord.
7. I subsequently occupied Unit 23 trading as a mechanic. Most of my business was from local recommendations.
8. When I retired in 2020, my tenancy of Unit 23 ended. I no longer have a tenancy of Unit 23 or any other unit/land on the Site.
9. From 1989, I was asked by the landowner at the time to keep readings of electric meters of other Units on the Site, transfer these to a spreadsheet and send them to the landowner. I was also asked to oversee other maintenance tasks on the Site such as managing repairs of the road and arranging for the cesspits to be emptied. I sent invoices to the landowner (with their agreement) for the operations I undertook on the Site which were subsequently paid.
10. Since 2021, I have been attending the Site at least fortnightly to carry out these tasks. I have also carried out viewings of potential tenants on behalf of the landlord/landowner.

Land south of the watercourse

11. **Page 2 of the Exhibit** illustrates the various parcels contained within the Site.
12. The area of land identified as parcels 101 to 106 (inclusive) were tenanted by Stamina Components (Syston) Ltd in the 1980s. Part of this land was used as a by-product waste area. **Pages 3 to 4 of the Exhibit** are Official Copies of the Land Registry title to the Site (registered under title number LT248469) in March 1999. The title plan

(page 3 of the Exhibit) illustrates the pits were located to the south of an existing sluice gate and were used for the storage of sludge paper pulp produced as excess from the manufacture of insole boards. The pits were filled in by Stamina Components (Syston) Ltd in the late 1980s.

Parcel 101

13. All of the land identified at parcel 101 (on page 2 of the Exhibit) has had planning permission for the parking of motor vehicles since the 1980s. The aerial photographs exhibited at pages 5 to 9 of the Exhibit show the land used for the parking of vehicles over the years, and as early as 2006. Ordnance Survey plans from 1986 and 1993 exhibited at pages 10 to 11 of the Exhibit also identify parcel 101 as an established area used for parking.
14. The western extent of parcel 101 occasionally greened over with chalk grass and weeds which were regularly cut back or flattened to enable parking to continue. Since the 1980s, the land in parcel 101 was underlaid with hardstanding.
15. All of the land in parcel 101 has been used as a parking area for the Site by tenants or as an overflow for visitors to the units on the Site.

Parcel 102

16. Since the 1st May 2021, parcel 102 has been occupied by Nippon Motors who have used the area for the display and sale of Japanese motor vehicles. The hardstanding in this location was laid after April 2020.

Parcel 103 (103A and 103B)

17. Parcels 103A and 103B formerly formed one parcel (hereafter referred to as 'Parcel 103'). Parcel 103 was occupied by Topps Taxis between 2013 and 2020 for the storage of their vehicle fleet. This area was covered in hardstanding prior to Topps Taxis taking occupation and has therefore been covered in hardstanding for over 12 years. This is illustrated by the aerial photos at pages 5 to 9 of the Exhibit.
18. Parcel 103 was subsequently leased to Bogdan Feher in 2021 who then sublet parcel 103A to Syston Autos who continue to use the parcel for the sale and display of vehicles.
19. Since 2021, Bogdan Feher has leased parcels 103B to 106 inclusive (with parcel 103A being sublet to Syston Autos).

Parcels 104-106

20. From 2021 onwards, Bogdan Feher cleared and surfaced the western part of parcel 104. Since then, he also carried out incremental surfacing works on parcels 105 and 106 with gravel (see aerial photo from April 2021 on page 9 of the Exhibit). All three parcels have since been used for the storage and parking of motor vehicles for sale.
21. Parcel 105 (now occupied by Bogdan Feher) was the former site of the industrial sludge pit (see page 3 of the Exhibit which shows the sludge pits marked up on the Land Registry Title Plan).

The "Mill Site"

22. I recall, during my occupation of Unit 23, Charnwood Borough Council inspecting and assessing the industrial units (situated northeast of parcels 101 to 106 and to the south

of the River Wreake) for the purposes of business rates and determining each to be individual units.

23. **Unit 7** was previously occupied by Imperial Roofing Supplies UK Ltd for storage of slate and felting materials. They vacated in 2020. Recruitment Investments Limited occupied the unit from June 2021 to May 2024 for use as storage. The unit is now vacant.
24. **Unit 7A** is a former B2 use car repair workshop which was occupied by Green Goblin Garage Ltd and is now leased to Bogdan Feher who uses the unit for the repair and maintenance of motor vehicles in association with his use and occupation of parcels 103B to 106.
25. **Unit 20** had been used as a workshop and was occupied by me until 1989. A company called County Roofing (Leicester) Limited (who were, as I understand it, the same business as Imperial Roofing Supplies UK Ltd that were in Unit 7) occupied the unit for storage until 2024. The unit is now vacant.
26. **Units A, C and Lean** have a history of industrial uses, including woodworking, skip repair and the manufacturing of running tracks. Since 15th January 2024, the unit has been occupied by Green Goblin Garage Ltd (formerly of Unit 7A) who repair motor vehicles.
27. **Units B1 and B2** formerly formed one unit (used as car workshop) and were split in 2022. Unit B1 is occupied by Heritage Bodyworks Ltd and used as a car workshop. Unit B2 is vacant.
28. **Units E1 and E2** formerly formed one unit and was leased to Gordon Darby from 2016 to 2020 and used as a car workshop. The unit was then leased to Anthony Dewick until January 2022 and continued to be used as a car workshop. The landowner then undertook some repairs to the unit (e.g. installing a new roof) and split the unit into two. Unit E1 has been occupied by Sotiris Thanasis (trading as Custom Paints Soan) for use as a car paint workshop since 2023. Unit E2 was occupied by Happy Tyres Limited for use as vehicle tyre storage, fitting and sales but is now being occupied by an individual for use as a car workshop.
29. I understand that the current occupant of Unit E2 had failed to keep up to date with rent and electrical payments and the landlord cut off Unit E2's electricity supply and bolted the entrance shut. The entrance has since been reopened and continues to be used by the individual as a car workshop.
30. To the northeast of Units E1 and E2 is an area of parking used in connection with Units E1 and E1.
31. To the immediate north of Units E1 and E2 is a small rectangular area where a single caravan is parked. I understand this to be associated to the occupier of either Unit E1 or E2. To my actual knowledge, it is not used as a residence.
32. **Unit D** has been leased to Bogdan Feher Ltd since the 1st March 2021. The building has been used for the maintenance and repair of motor vehicles.
33. **Unit 10** was in use as offices when I first occupied a unit on the Site in 1984 and has continued as such ever since. From 1st May 2021 until recently, the building was in use as an office and occupied by Bogdan Feher Ltd. The unit is currently vacant.

34. **Unit 16** was occupied by SMC Site Services for over the last ten years for industrial steel fabrication and offices. SMC Site Services vacated the unit in July 2024. The unit is currently vacant.
35. **Units 17 A, B and C** is a building adjoining Unit 22. The first floor (Unit 17B) continues into Unit 22 on the first floor (Unit 22FF). Unit 17 comprises of three internal units providing motor repair facilities. Unit 17A is now vacant but was occupied as motor repair workshop by Highcross Bodywork & Customs Ltd and subsequently by a Mr Singh for a period of three months until he vacated in July 2024. Units 17B and 17C are currently vacant but have previously been used as a car repair workshop, the most recent tenant of which occupied the units from 2016 to 2020.
36. **Unit 18** has been leased to Krish Bhakta since 1st February 2024. The unit is now used by him as a motor garage for car repairs. The unit was formerly used for mechanical plant maintenance until 2018 and then for storage until November 2023.
37. **Unit 22 (GF and FF)** are two separate units. The ground floor unit (22GF) has been occupied by E Lease Ltd (trading as 'wesellanyvans.com') for approximately 13 years and used as a car showroom/sales office and workshop. The first floor unit (22FF) is currently vacant but was previously used as an office, for industrial use and as storage.
38. **Parcel 107** (that being parcels 107A and 107B) is located to the east of Unit 22. The northern half of parcel 107, parcel 107A, is used by E Lease Ltd for the parking, storing and sale of vans and cars in association with their use and occupation of Unit 22GF. The southern half of parcel 107, parcel 107B, is currently unoccupied but was formerly used by E Lease Ltd as an extension of parcel 107A until late 2024.
39. 14 years ago, under the previous landlord, parcel 107 was hardscaped and since then has been used for the display and sale of cars and vans. This is corroborated by aerial photographs, which in January 2010 (see **page 6 of the Exhibit**) show parcel 107 hardscaped and used for the parking of vehicles. Prior to the hardscaping of parcel 107, the area was still used for the parking and storage of vehicles, as illustrated by aerial photographs in March 2006 (see **page 5 of the Exhibit**).
40. Within parcel 107A is **Unit F**. This is a temporary sales office used by E Lease Ltd in association with the use of parcel 107A and Unit 22GF for the selling of motor vehicles.

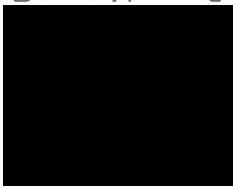
AND I HEREBY MAKE THIS DECLARATION consciously believing the same to be true and by virtue of the Statutory Declarations Act 1835

Signature of declarant: .. 

DECLARED at RICH AND CARR SOLICITORS (location)

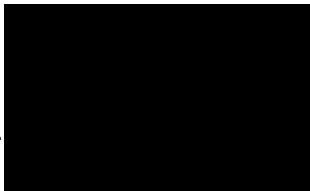
on this 13th day of JANUARY 2025

before me INGRIDA JURGAITYTE (name in BLOCK CAPITALS)

Signed  (signature)

INGRIDA JURGAITYTE
& CARR
SOLICITORS
1172 MELTON ROAD
SYSTON, LEICESTER LE7 2HB

EXHIBIT

Signature of declarant: 

DECLARED at RICH AND CARR SOLICITORS (location)

on this 13th day of JANUARY 2025

before me INGRIDA JURGAITYTE (name in BLOCK CAPITALS)

Signed  (signature)

INGRIDA JURGAITYTE
RICH & CARR
SOLICITORS
1172 MELTON ROAD
SYSTON, LEICESTER LE7 2HB



E11 Ref No. E/21/0183

10



Parcel ID Map (1)

H.M. LAND REGISTRY

LT 248469

ORDNANCE SURVEY
PLAN REFERENCE

SK6111 SK6112

COUNTY LEICESTERSHIRE

DISTRICT

CHARNWOOD

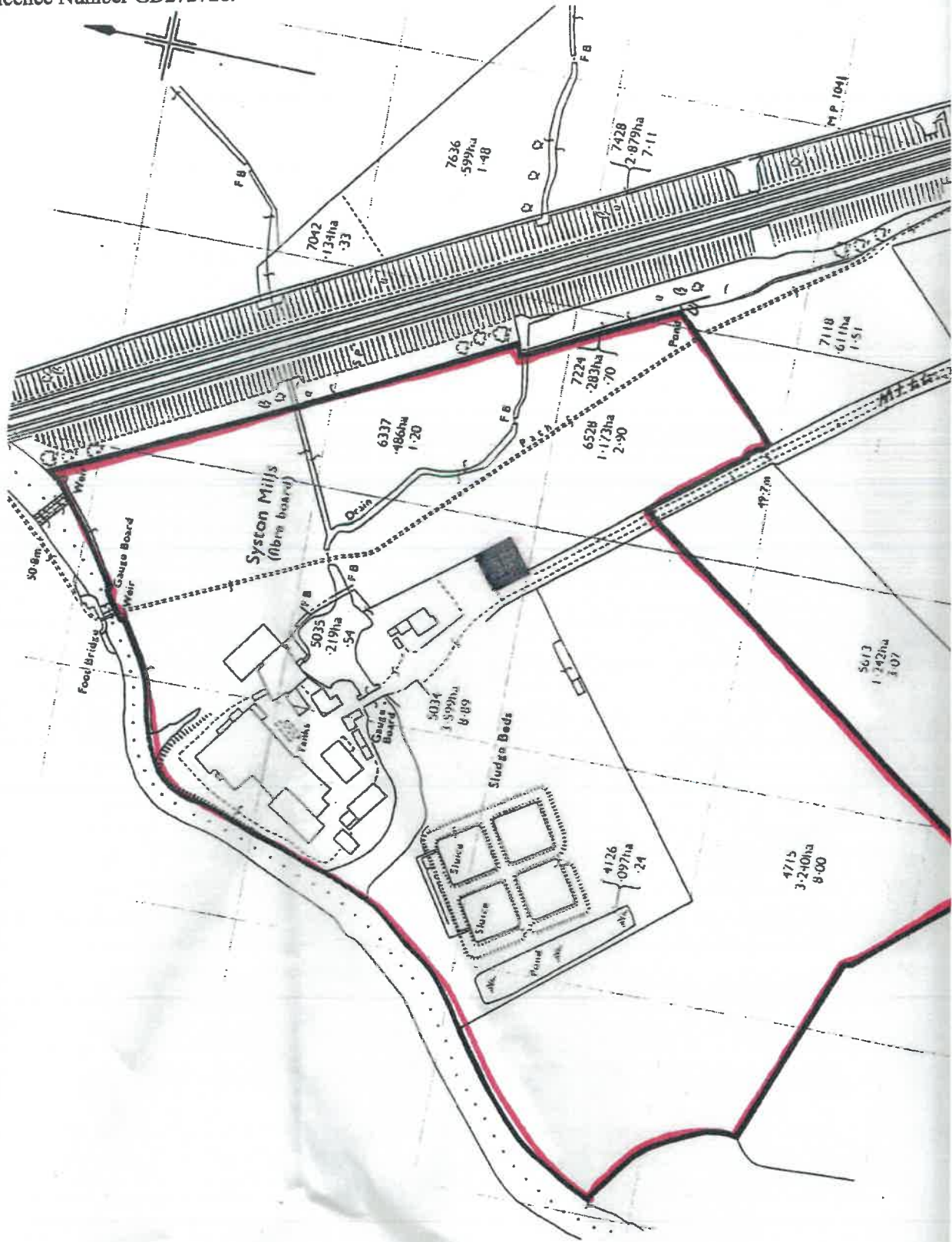
Scale
1/2500

© Crown Copyright 1992

4 MARCH

This OFFICE COPY shows the state of the title plan on ~~26 October~~ 26 October 1999 and is admissible in evidence to the same extent as the original. This office copy of the title plan may be subject to minor distortions in scale.
Issued on 27 October 1999 by the Leicester District Land Registry.
Crown copyright. Produced by HMLR. Further reproduction in whole or part is prohibited without the prior written permission of Ordnance Survey. Licence Number GD272728.

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OFFICE COPY OF REGISTER ENTRIES

This office copy shows the entries subsisting on the register on 4 March 1999.
This date **must be quoted as the 'search from date' in any official search** application based on this copy.

Under s.113 of the Land Registration Act 1925 this copy is admissible in evidence to the same extent as the original.

Issued on 27 October 1999 by HM Land Registry.

This title is administered by the **Leicester District Land Registry.**

HM Land Registry

Title Number : **LT248469**



Edition Date : 20 January 1998

A: Property Register

containing the description of the registered land and the estate comprised in the Title.

COUNTY

DISTRICT

LEICESTERSHIRE

CHARNWOOD

1. (18 June 1992) The **Freehold** land shown edged with red on the plan of the above Title filed at the Registry and being Syston Mills, Mill Lane, Syston.

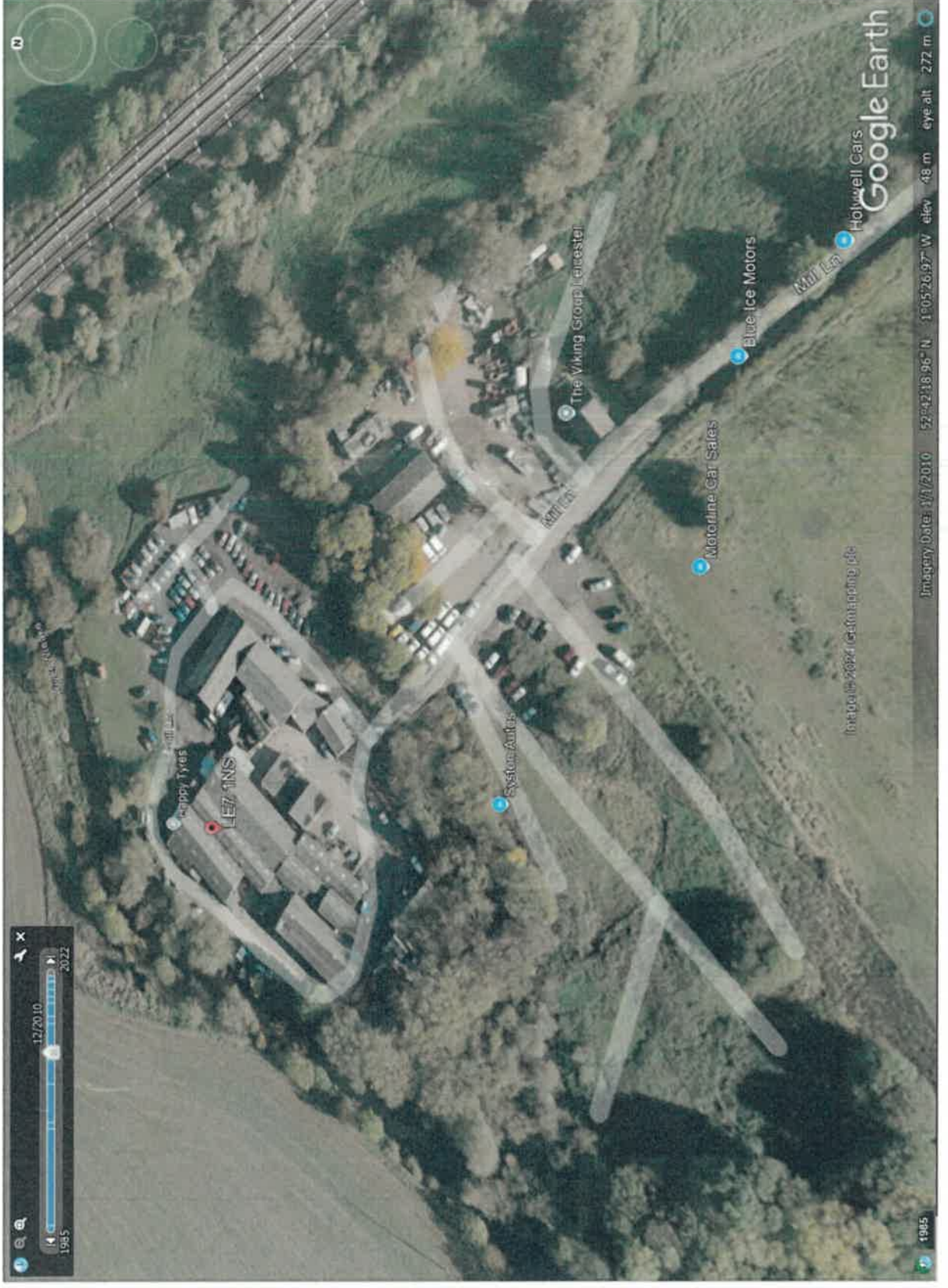
B: Proprietorship Register

stating nature of the title, name and address of the proprietor of the land and any entries affecting the right of disposal

Title Absolute

1. (20 January 1998) **PROPRIETOR:** BOURNE END PROPERTY TRADING LIMITED (Co. Regn. No. 02369374) of 5 Wigmore Street, London W1.
2. (20 January 1998) **RESTRICTION:** Except under an order of the registrar no disposition by the proprietor of the land or made in exercise of the power of sale in any Charge subsequent to that dated 23 December 1997 in favour of The Hongkong and Shanghai Banking Corporation Limited referred to in the Charges Register is to be registered or noted without the consent of the proprietor for the time being of the said Charge.







2

4/2015

Happy Styles

LE7 1NS

System Autos

The Viking Group Leicester

Motorline Car Sales

Blue Ice Motors

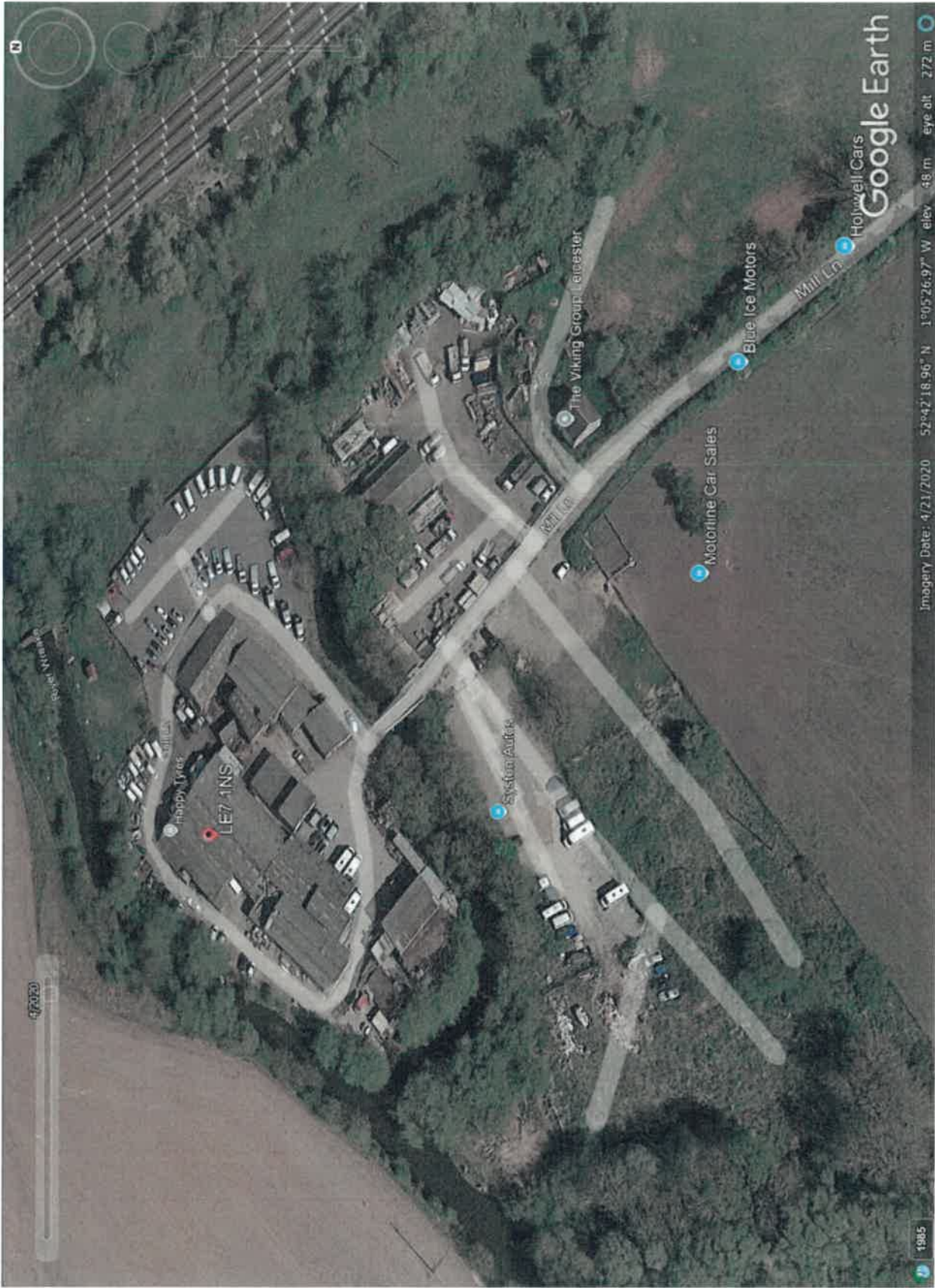
Mill Ln

Holwell Cars

Google Earth

1985

Imagery Date: 4/21/2015 52°42'18.96" N 1°05'26.97" W elev -48 m eye alt 272 m



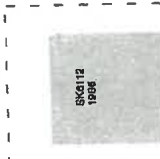


**Additional SIMs
Published 1986**

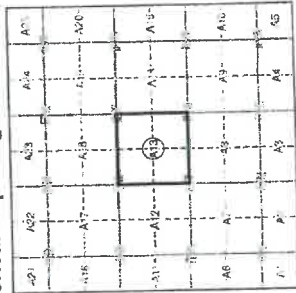
Source map scale - 1:2,500.

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further editions of mapping which were produced and published in the main editions of mapping which were produced and published in 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number: 24462492_1_1
 Customer Ref: Gen
 National Grid Reference: 461480, 312400
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 100

Site Details

Knapco Motors, Mill Lane, Syston, LEICESTER, LE17 1NS



Tel: 0870 650 6570
 Fax: 0870 650 6571
 Web: www.envirocheck.co.uk

