

PLANNING STATEMENT & EVIDENCE STATEMENT

location	Bullace Grange Farm, Manchester Road, Millhouse Green, Sheffield, S36 9NS.
application	Certificate of Lawfulness (existing) for Commercial Units and Storage Yard.
client/applicant	Mr & Mrs M England
job number	25/1241
date	March 2026

ARCHITECTURE | PLANNING | DESIGN

Malkin Farm
Brow Lane
Holmfirth
HD9 2RJ
07946872499

paul@paulmatthewsarchitectural.co.uk

www.paulmatthewsarchitectural.co.uk

Company Registration Number: 09898149 - Company Registered in England and Wales

INTRODUCTION

This application for a Certificate of Existing Lawful Development is submitted to the Local Planning Authority (Barnsley Metropolitan Borough Council) under section 191 of the Town and Country Planning Act 1990 (as amended).

The date of this application is 18th April 2026.

The applicants are Mr & Mrs M England.

The subject buildings and land of this COL (existing) application are situated to the South of Bullace Grange Farm when the applicants reside.

The applicants have lived at Bullace Grange Farm for over 25 years, 26 years in September 2026.

The subject buildings and yard of this application are two, large, separate, former agricultural buildings along with an adjacent external air storage yard.

Mr & Mrs England have run a business "*THE STABLE DOOR*" from the site since 2000 (still operational to date). Initially the business involved providing a DIY livery within Building A as referred to on the submitted existing block plan.

Building A has also been used for some caravan storage from 2001 to date but is predominantly used for DIY Livery.

At the time of purchasing the property in September 2000 Building B, as referenced on the accompanying existing block plan, was an indoor menage. However in 2011 this was altered to form indoor caravan storage, this use has continued to the present day.

In addition to the uses of Barn A & Barn B the yard directly to the South of Building B, annotated as "EXTERNAL CARAVAN STORAGE YARD AREA" on the accompanying existing block plan has been used since 2001 to date as an area for storing caravans.

The equine set up within Building A consists of 14 stables. These are rented out to customers who use them for DIY livery.

Buildings A +B along with the external storage yard, as referenced on the existing block plan have been used, continuously, for purposes as described above, for well in excess of 10 years.

It's important to note the tractor and implements stored within Building A are used in association with the equine use for topping paddocks, muck collecting/moving and fertiliser spreading. At no point during the previous 10 years minimum, prior to the date of this application, have the buildings been used for agricultural purposes. This is declared within the applicants sworn statement within the appendix of this statement. Building B also has a commercial workshop area. Customers of the applicants have also rented space within Building B to convert vans into camper vans and general caravan and mechanical maintenance.

Building A, the Northernmost building, as referenced on the existing block plan, is 18.35m x 37m and has an eaves height of 3.5m and a roof apex height of 7.5m.

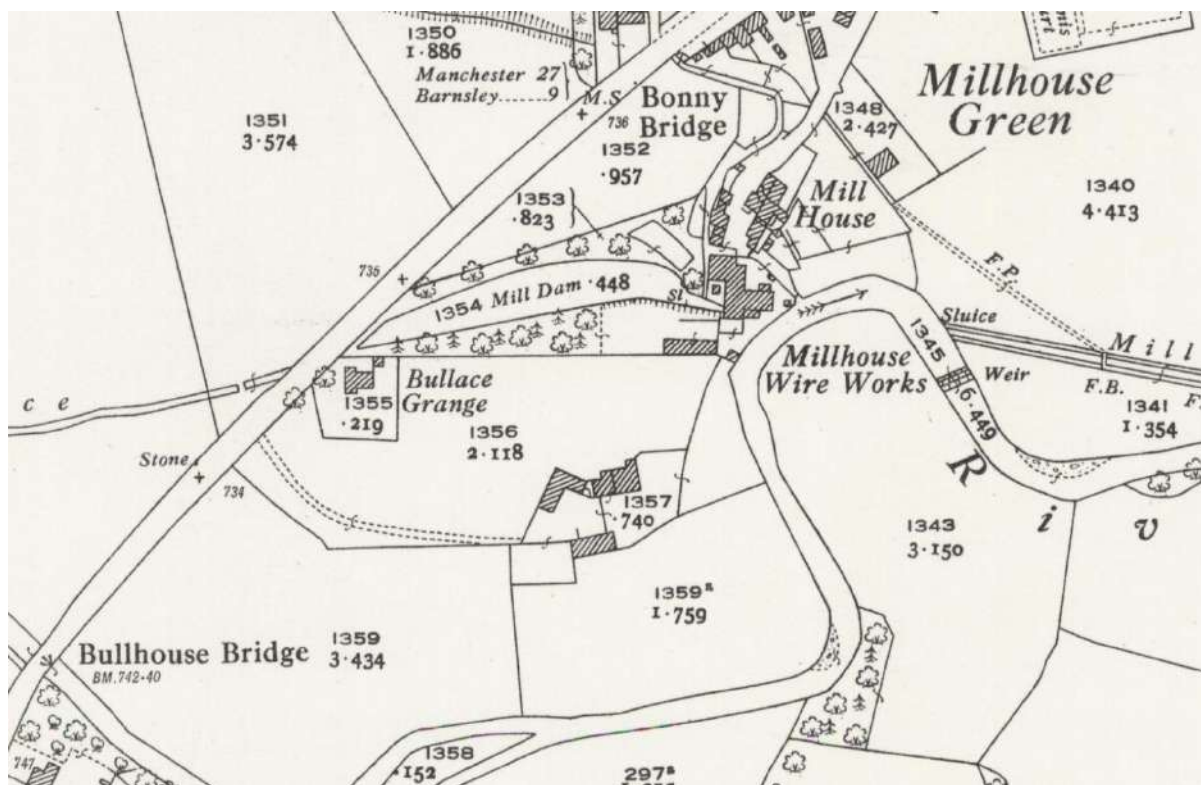
Building B, the Southernmost building, as referenced on the existing block plan, is 23m x 40.47m and has an eaves height of 4.17m and a roof apex height of 7.28m.

Note the heights of these buildings differ depending on the undulating ground level measured from.

The external yard area measures circa 40 x 17m (680m²), this yard area is located directly to the South of Building B, these dimensions do not include the access to the yard area which has been used for external caravan storage for well in excess of 10 year as evidenced on aerial photos within Appendix A of this statement.

Both buildings A & B along with the external storage yard area are accessed via a private drive from Manchester Road (A628).

Building A appears to be an older structure and features on the 1841-1952 historical maps (see screenshot below); originally it was a dutch barn (frame still in situ internally) but developed and extended with the current wooden barn long before the applicants bought the site in 2000 (the applicant thinks the extensions were carried out in the 1970's)



Building B is a more recent addition being built in the mid-late 80's by the previous property owners.

The construction of the buildings differ. Barn A is a timber framed portal structure with large timber gusseted bays forming the skeleton of the structure.

Barn B is a more modern steel portal framed structure with timber purlins and sheeting rails.

Both buildings have a mixture of masonry (brickwork and blockwork to high levels, the workshops within building B are blockwork with mezzanine storage floors above (one accessed via an independent staircase). Both buildings have a profiled roof, fibre cement to building B and steel profiled sheets to building A. The stables, within Barn A, are predominantly blockwork (masonry) with wrought iron dividing screens/guarding (refer to internal and external photos within Appendix B of this statement).

A series of historical aerial maps can be seen within Appendix A of this statement.

Photos of the buildings can be found in Appendix B of this statement.

Both Building A and Building B have a power supply (electric) and a fresh water supply. There are 10 electric 'hook up points' in barn B to serve the internally stored caravans – the receipt for this electrical installation can be found within Appendix D of this statement.

The applicants purchased the property on 9th September 2000 and have owned the property since that time.

PLANNING HISTORY

The following planning history has been taken from the public, online database;

Application number	Description	Decision	Decision Date
2012/1146	Change of use from annex to holiday let accommodation	Conditional Full Permission	20/12/2012
2006/1897	Erection of rear single-storey extension to dwelling	Conditional Full Permission	14/12/2006

There are other historical planning history relating to the application site but full details of these are not available on the public website.

We are not aware of any enforcement action on the application site.

APPLICATION

This application is made under the ten-year immunity rule of Section 171B Town & Country Planning Act 1990 (as amended) – Paragraph (3) (*In the case of any other breach of planning control, no enforcement action may be taken after the end of the period of ten years beginning with the date of the breach.*)

The development in question relates to the following aspect of 'development' as defined under Section 55 of The Town and Country Planning Act (meaning of development);
"Subject to the following provisions of this section, in this Act, except where the context otherwise requires, "development," means the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land."

We contend this overall application provides relevant and sufficient justification to evidence and support this application to enable the LPA to issue the certificate of lawfulness for the use of the two existing structures (Building A + Building B) along with the external storage yard area.

We consider the equine use to be sui generis (*'in a class of its own'* which signifies that the use does not fit into any of the standard Planning Use Classes Order categories.

Caravan storage falls within B8 (storage and distribution) planning use class. The use of the external storage yard is for the storage of caravans. The primary use of Building B is caravan storage but also has a commercial workshop within and has been used for the repair and maintenance of vehicles and conversion of vans to camper vans. Given the

primary use is caravan storage we contend this building falls within class B8 planning use class (storage and distribution).

It's also important to note other, non-residents, of the property, Bullace Grange Farm, have kept horses at the stables historically during the ownership of Mr & Mrs England. Confirmation of this, by three separate/longstanding users of the stables at Bullace Grange Farm, is provided within Appendix D of this statement.

The horses kept at the property have not been used for agricultural associated purposes.

Building A (equine), Building B (caravan storage/workshop) and the external 'caravan parking yard' has been insitu/used for these purposes for well in excess of 10 years prior to the date of this application.

This application relates to the Buildings A & Building B along with the caravan storage yard as referenced (shaded red) on the submitted OS existing block plan.

The red line area, not shaded in red, simply identifies the access to the subject buildings/yard from the public highway.

Accompanying this application/statement, within Appendix C, is Mr & Mrs Englands sworn statement confirming the duration and historical use of the subject buildings/yard.

Appendix A contains several historical aerial photos with a date range of 01/01/2002 to 03/04/2025. Whilst we appreciate this does not confirm the use within buildings A & B they clearly do demonstrate the caravan parking yard with **all** photos clearly showing a varying number of caravans being stored within the yard area.

Within Appendix D of this statement contains a variety of other evidence demonstrating the continued use of the buildings/yard (invoices, storage contracts, bank statement (evidencing storage income), an electrical invoice (for the installation of electric meters for the caravan storage facility) & customers statement of truth.

We contend this application, when considered as a whole, demonstrates the '*balance of probability*' in favour of the application.

LAWFUL DEVELOPMENT LEGISLATION

The legislation sets out (Section 191 – 1);

“If any person wishes to ascertain whether—

- (a) any existing use of buildings or other land is lawful;*
 - (b) any operations which have been carried out in, on, over or under land are lawful; or*
 - (c) any other matter constituting a failure to comply with any condition or limitation subject to which planning permission has been granted is lawful,*
- he may make an application for the purpose to the local planning authority specifying the land and describing the use, operations or other matter.”*

Point A & B above are relevant on this application.

Section 191 (2) goes on to state:

“For the purposes of this Act uses and operations are lawful at any time if –

- (a) no enforcement action may then be taken in respect of them (whether because they did not involve development or require planning permission or because the time for enforcement action has expired or for any other reason); and*
- (b) they do not constitute a contravention of any of the requirements of any enforcement notice then in force.*

Section 171B confirms the time limits for enforcement action;

- (1) Where there has been a breach of planning control consisting in the carrying out without planning permission of building, engineering, mining or other operations in, on, over or under land, no enforcement action may be taken after the end of the period of—*
 - (a) in the case of a breach of planning control in England, ten years beginning with the date on which the operations were substantially completed*
- (2) Where there has been a breach of planning control consisting in the change of use of any building to use as a single dwellinghouse, no enforcement action may be taken after the end of the period of—*
 - (a) in the case of a breach of planning control in England, ten years beginning with the date of the breach*
- (3) In the case of any other breach of planning control, no enforcement action may be taken after the end of the period of ten years beginning with the date of the breach.*

Statutory requirements of the Town and Country Planning (Development Management Procedure) Order 2010

As required by this secondary legislation, Part 8 (39) states that such an application must be accompanied by the following information (responses shown in RED):

(a) A plan identifying the land to which the application relates drawn to an identified scale and showing the direction of North; (SUBMITTED WITH THIS APPLICATION - SEE THE ACCOMPANYING 1:1250 LOCATION PLAN)

(b) such evidence verifying the information included in the application as the applicant can provide; (PLANNING & EVIDENCE STATEMENT ALONG WITH THE APPENDICES) and;

(c) A statement setting out the applicant's interest in the land, the name and address of any other person known to the applicant to have an interest in the land and whether any such other person has been notified of the application. THE APPLICANTS, MR & MRS ENGLAND ARE THE LAND/PROPERTY OWNERS. THERE ARE NO OTHER OWNERS OR PARTIES THAT HAVE AN INTEREST IN THE LAND/PROPERTY.

Guidance and case law for Lawful Development Certificate applications

The National Planning Practice Guidance 'Lawful Development Certificates', paragraph 006, states;

"In the case of applications for existing use, if a local planning authority has no evidence itself, nor any from others, to contradict or otherwise make the applicant's version of events less than probable, there is no good reason to refuse the application, provided the applicant's evidence alone is sufficiently precise and unambiguous to justify the grant of a certificate on the balance of probability."

Case law notes that the '*balance of probability*' test is less onerous than that of '*beyond reasonable doubt*'. Moreover, the courts have held that the applicant's own evidence does not need to be corroborated by independent evidence in order to be accepted (*Gabbitas v Secretary of State for the Environment and Newham LBC* [1985] J.P.L. 630).

CONCLUSION

It is submitted that the buildings (Building A + Building B) along with the storage yard are all lawful at the date of this application under Section 191 of the Town & Country Planning Act.

The evidence listed and within the appendices is considered to be sufficiently precise and unambiguous to prove, on the balance of probabilities, that the buildings and storage yard have been in situ and continuous use for a period of more than ten years from the date of this application. This comprises the minimum required ten-year immunity time period before the date of this S191 Certificate of Lawfulness application.

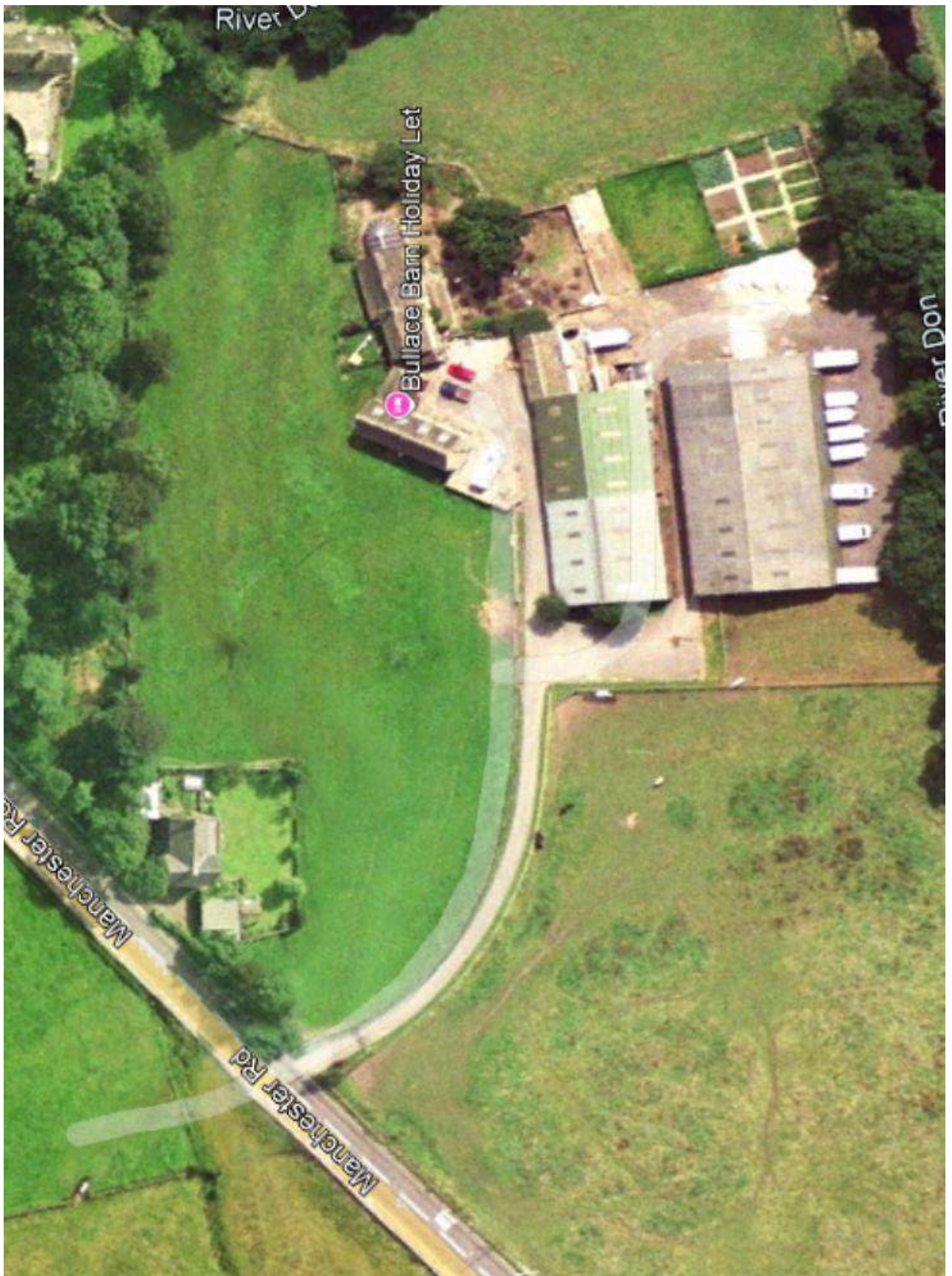
Finally, as the Planning Practice Guidance recommends, at paragraph 006, should the Local Authority obtain its own evidence, this needs to be shared with the applicant to enable comment and the opportunity, if necessary, to produce counter-evidence.

In light of the above, we respectfully submit that the aforementioned development is indeed lawful, and request that the Local Planning Authority grant the Certificate of Lawfulness accordingly.

Should any further information or clarification be required please don't hesitate to contact us.

It would be appreciated if you could contact Paul Matthews Architectural Ltd prior to drafting up your recommendation for determination.

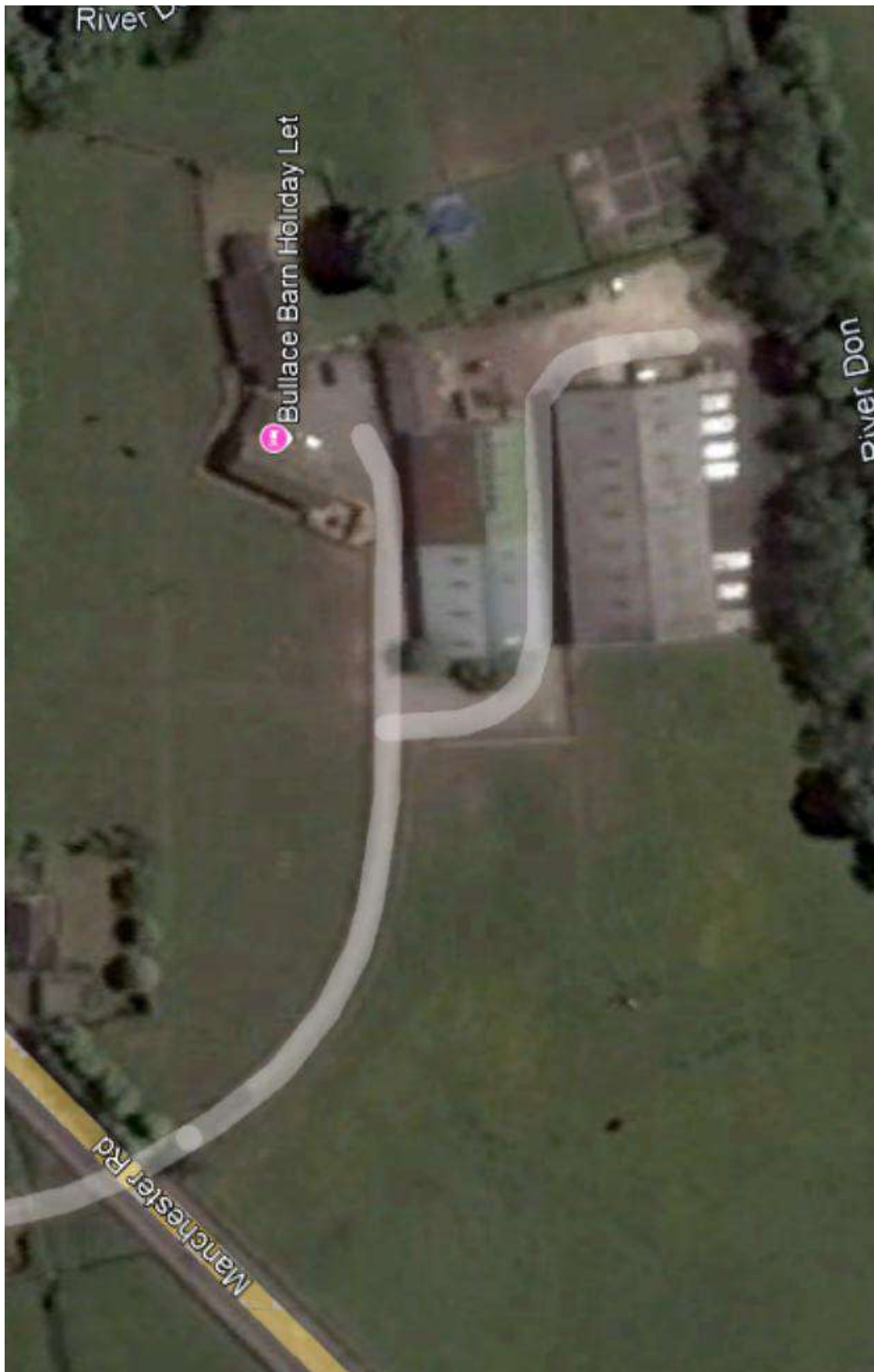
APPENDIX A
(Dated Historical Maps)









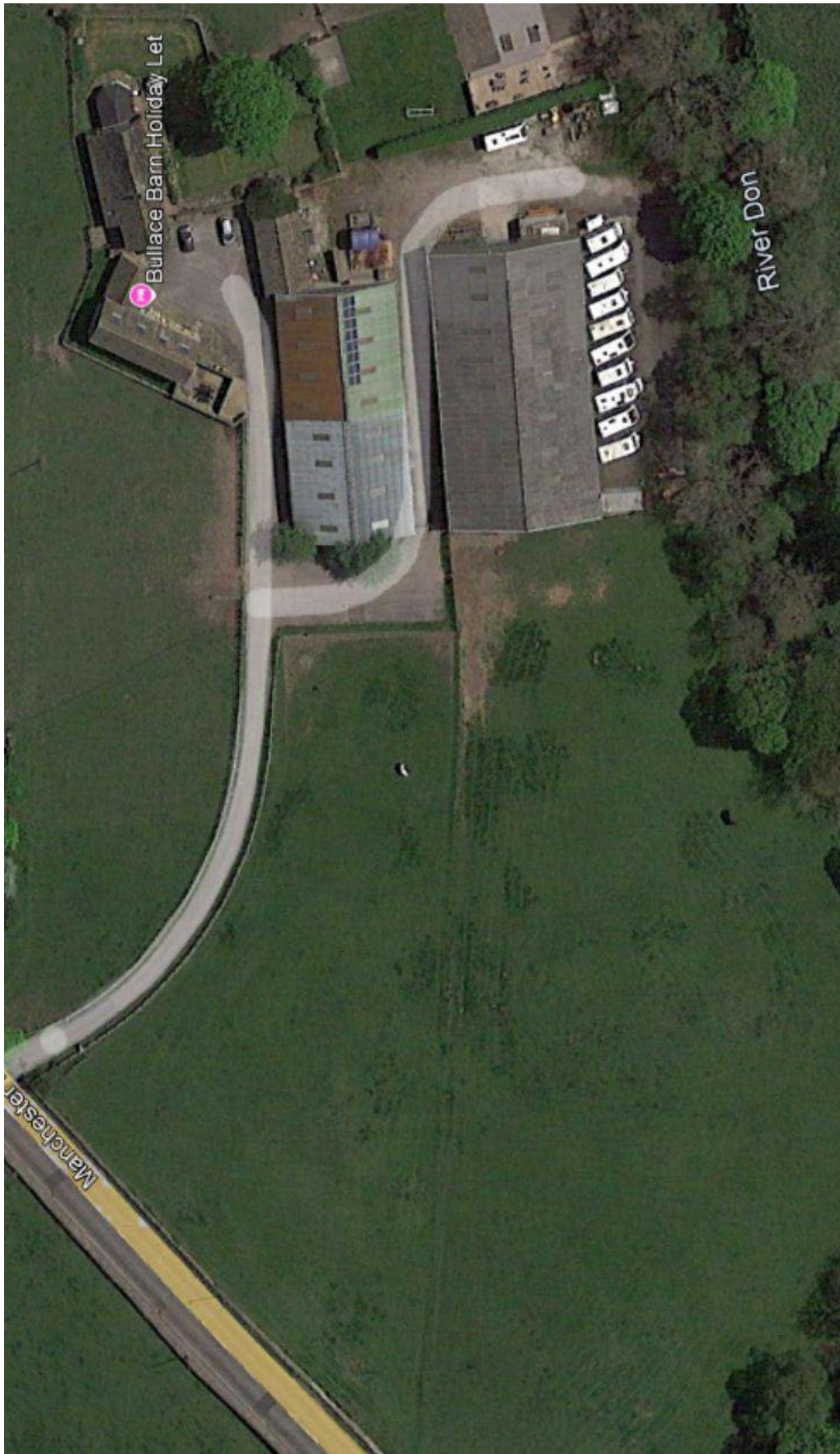








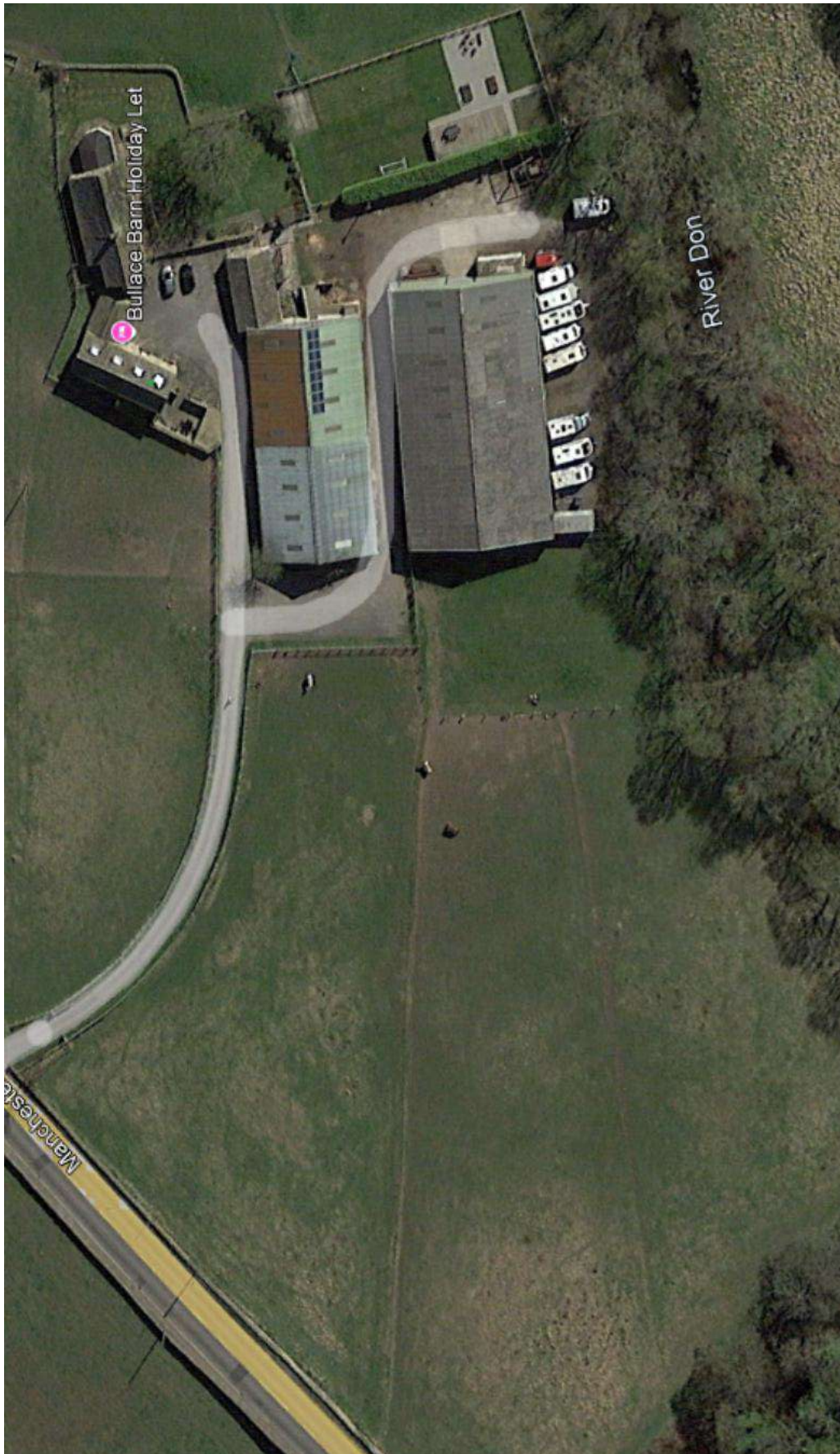






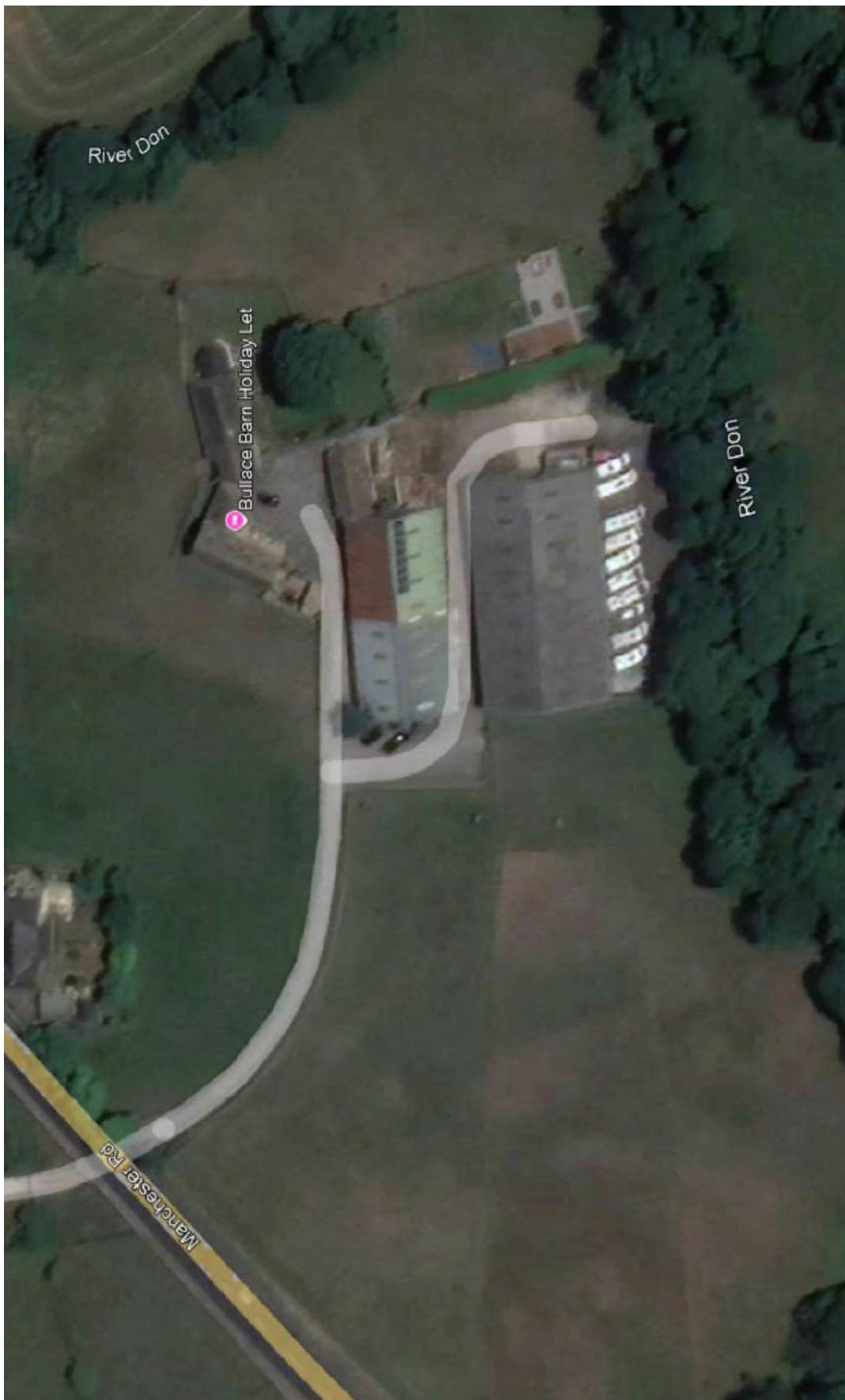


23/04/2021 Google Earth

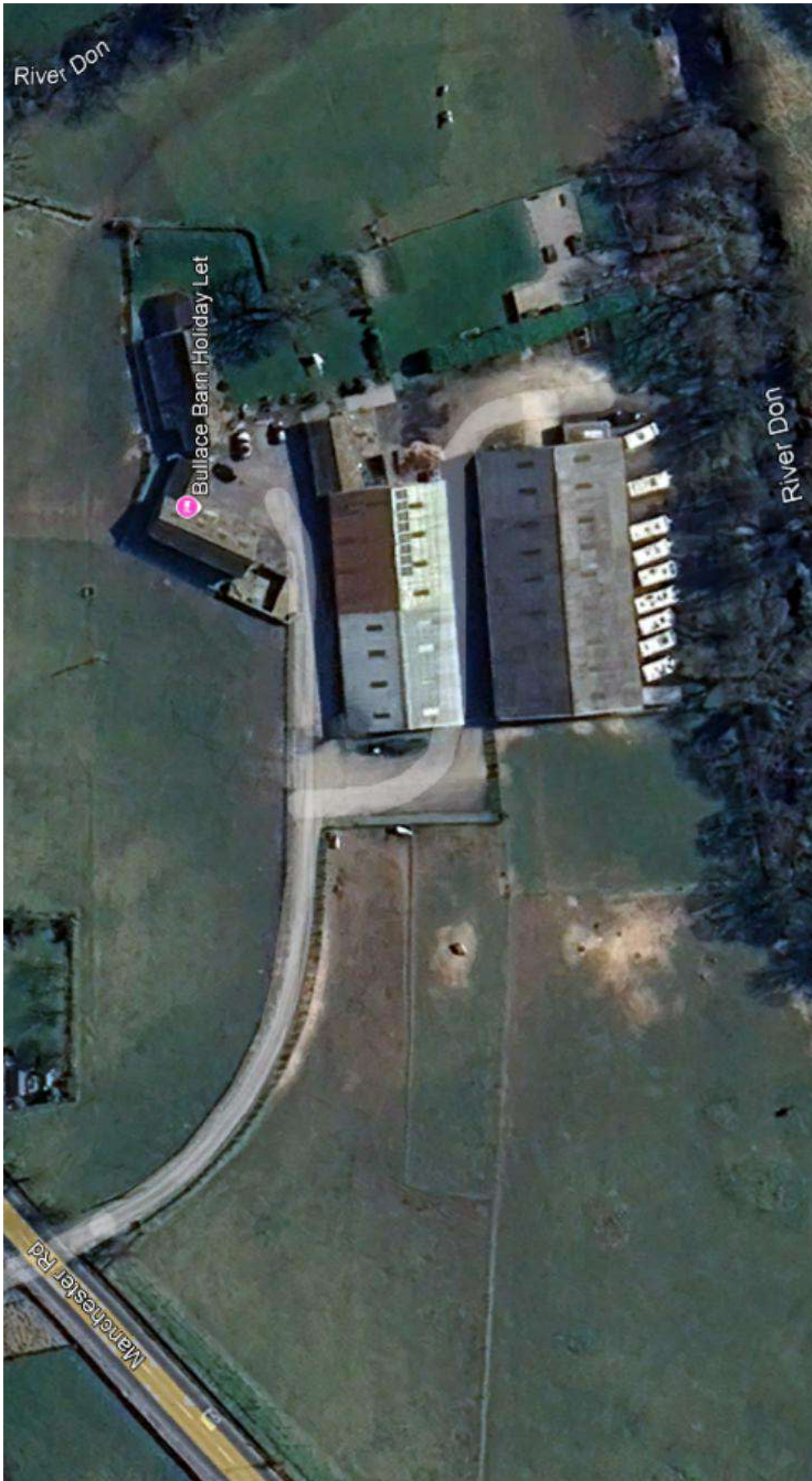




16/07/2022 Google Earth



03/04/2025 Google Earth





X

DigitalGlobe (GE01) image captured on
Apr 15, 2014 as shown in the **2016-10-25**
version of the World Imagery map.

Resolution: Pixels in the source image
represent a ground distance of **0.46**
meters.

Accuracy: Objects displayed in this image
are within **10.2 meters** of true location.
x: -1.6730 y: 53.5222

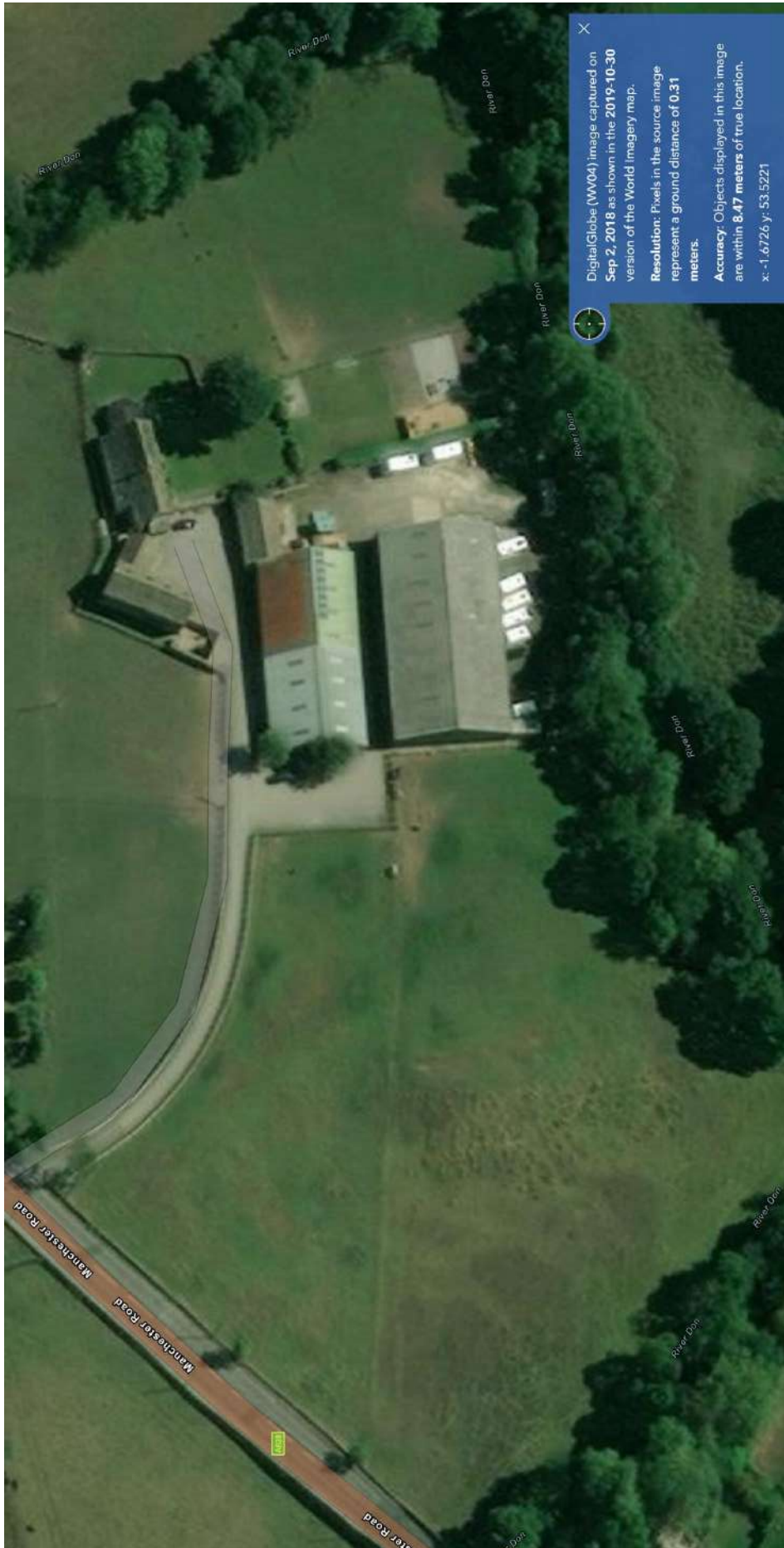


X

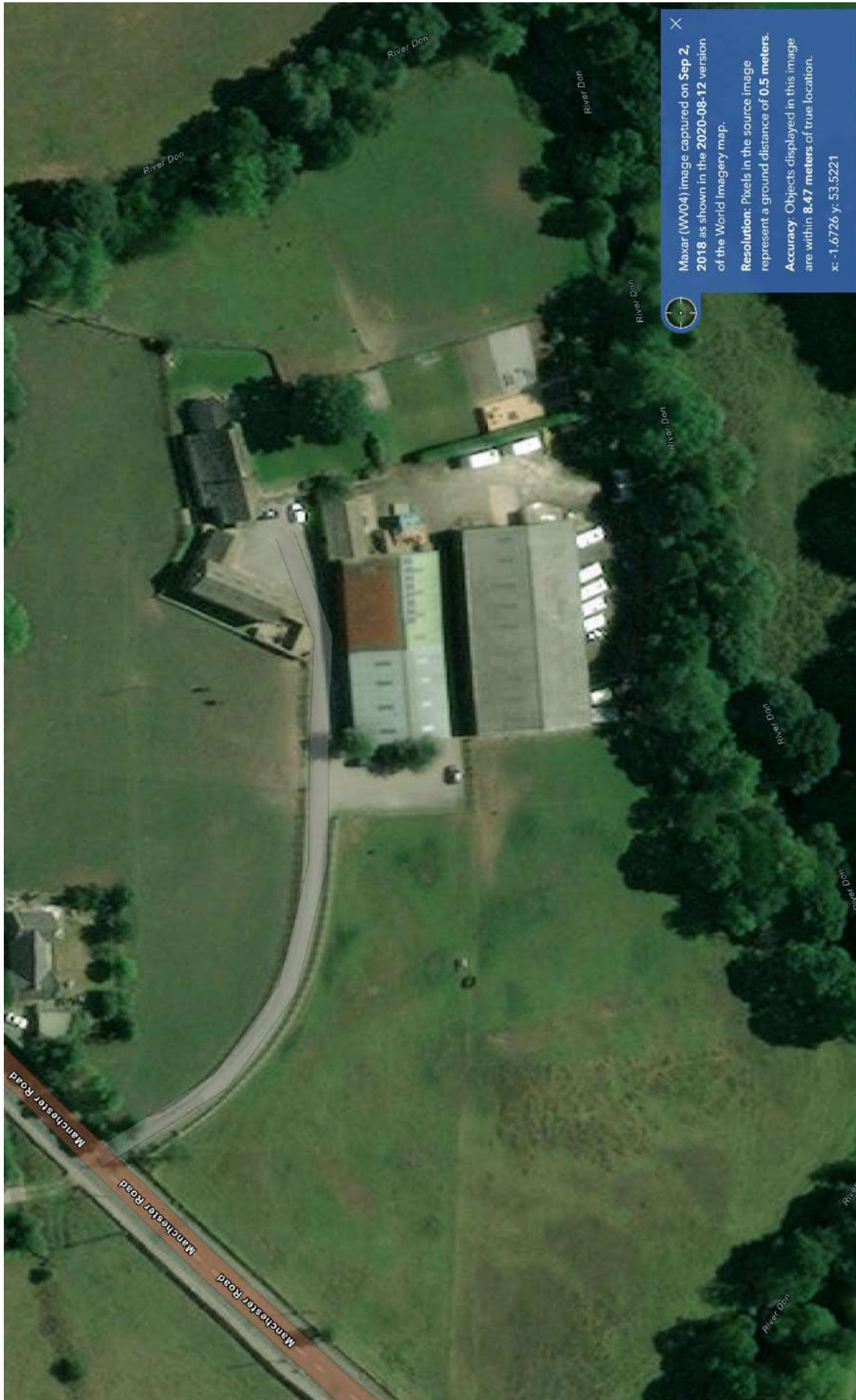
DigitalGlobe (WW03_VNIR) image captured on Jun 5, 2016 as shown in the 2017-10-04 version of the World Imagery map.

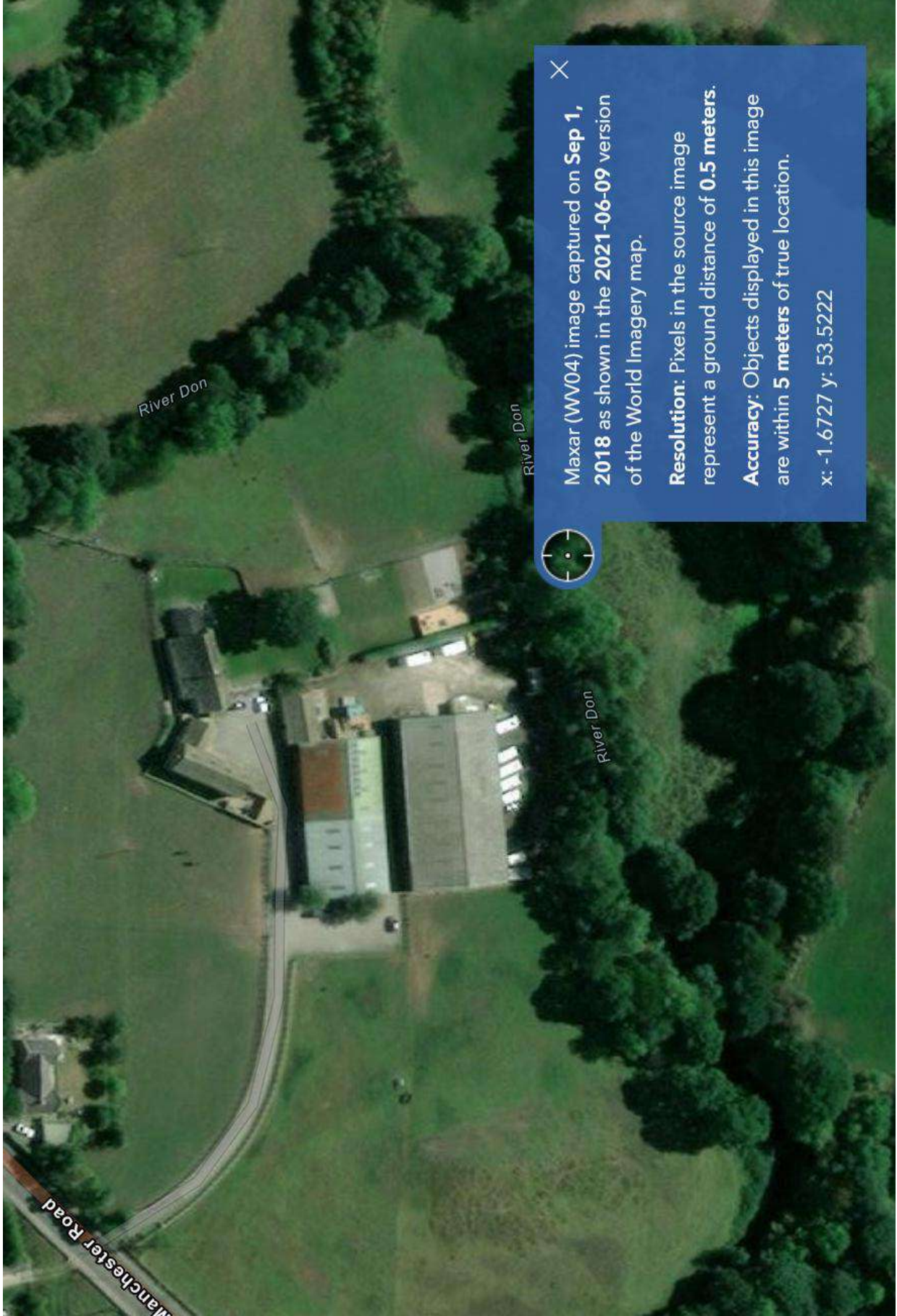
Resolution: Pixels in the source image represent a ground distance of 0.31 meters.

Accuracy: Objects displayed in this image are within 10.2 meters of true location.
x: -1.6726, y: 53.5220



✕
DigitalGlobe (WV04) image captured on
Sep 2, 2018 as shown in the **2019-10-30**
version of the World Imagery map.
Resolution: Pixels in the source image
represent a ground distance of **0.31**
meters.
Accuracy: Objects displayed in this image
are within **8.47 meters** of true location.
x: -1.6726 y: 53.5221



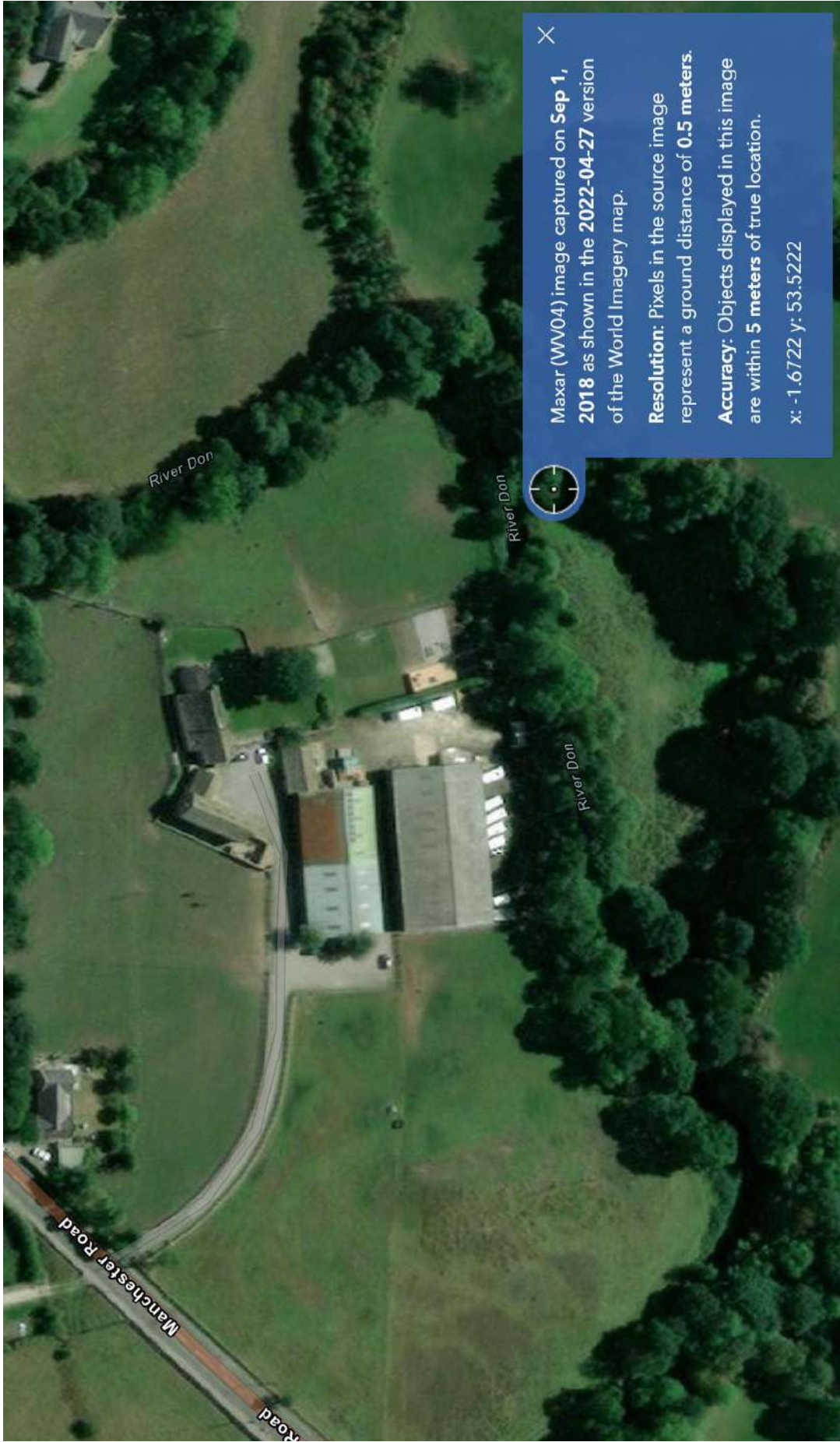


Maxar (WV04) image captured on **Sep 1, 2018** as shown in the **2021-06-09** version of the World Imagery map.

Resolution: Pixels in the source image represent a ground distance of **0.5 meters**.

Accuracy: Objects displayed in this image are within **5 meters** of true location.

x: -1.6727 y: 53.5222



✕
Maxar (WV04) image captured on **Sep 1, 2018** as shown in the **2022-04-27** version of the World Imagery map.
Resolution: Pixels in the source image represent a ground distance of **0.5 meters**.
Accuracy: Objects displayed in this image are within **5 meters** of true location.
x: -1.6722 y: 53.5222

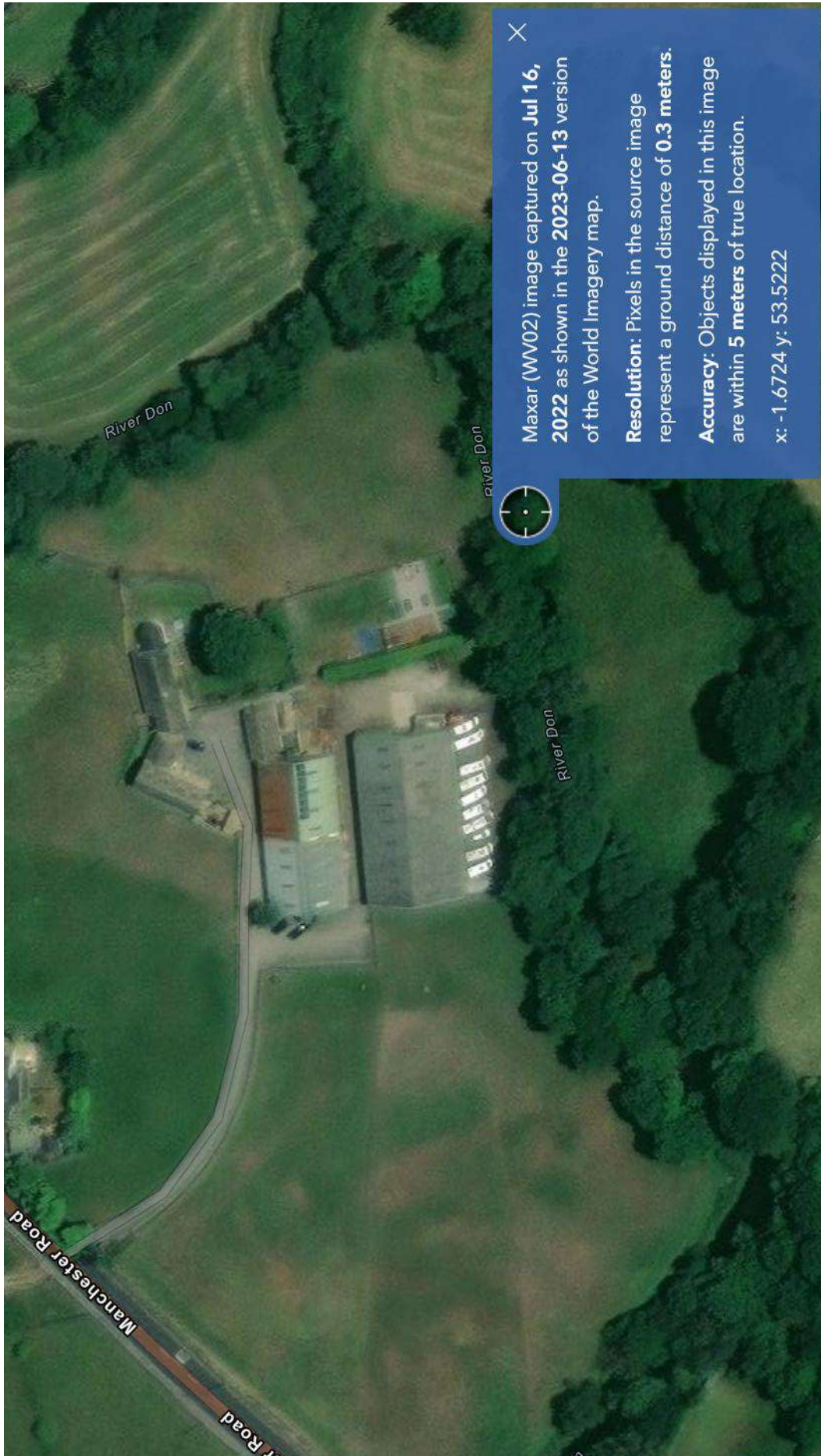


Maxar (WV02) image captured on **Jul 16, 2022** as shown in the **2023-02-23** version of the World Imagery map.

Resolution: Pixels in the source image represent a ground distance of **0.3 meters**.

Accuracy: Objects displayed in this image are within **5 meters** of true location.

x: -1.6726 y: 53.5222

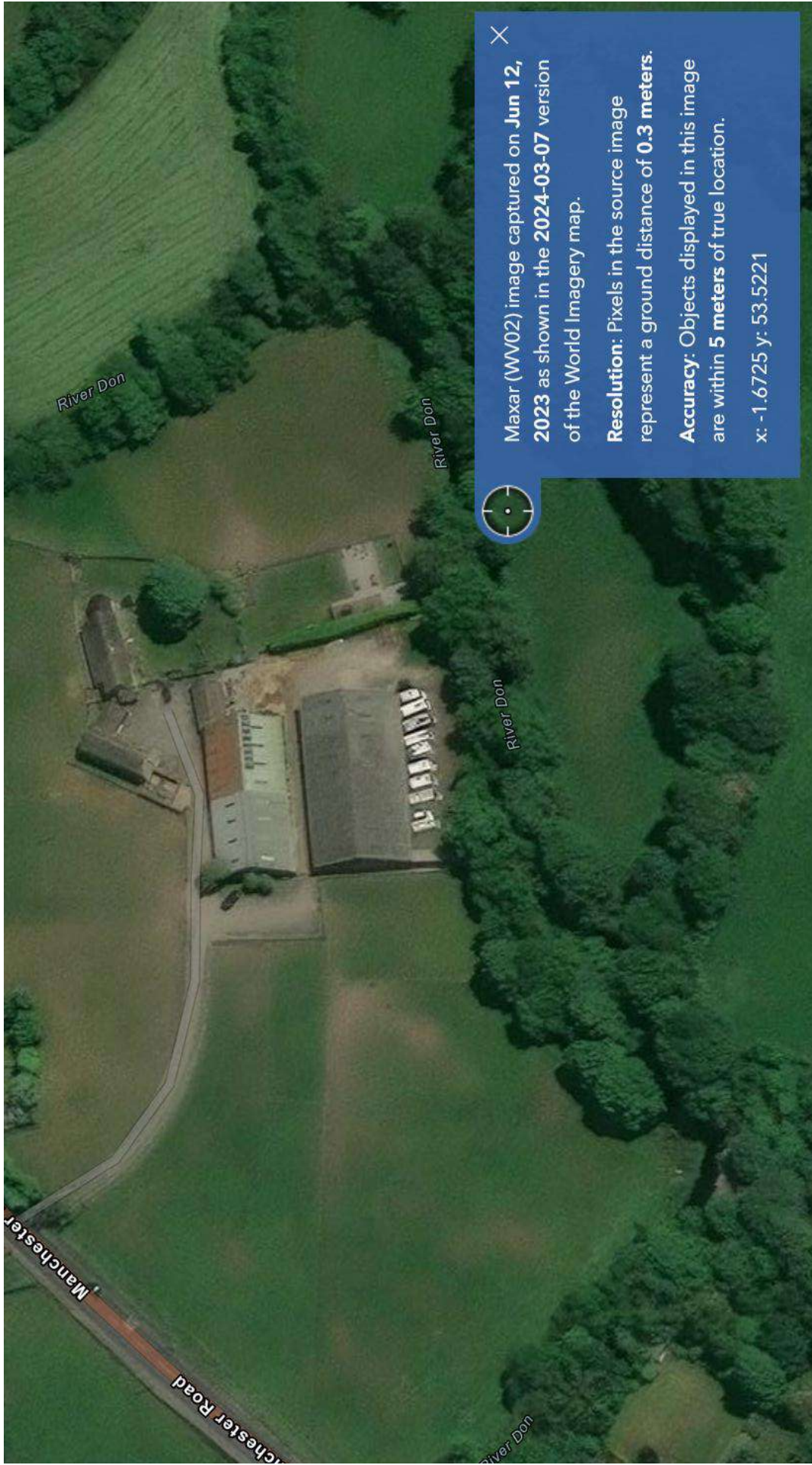


Maxar (WV02) image captured on **Jul 16, 2022** as shown in the **2023-06-13** version of the World Imagery map.

Resolution: Pixels in the source image represent a ground distance of **0.3 meters**.

Accuracy: Objects displayed in this image are within **5 meters** of true location.

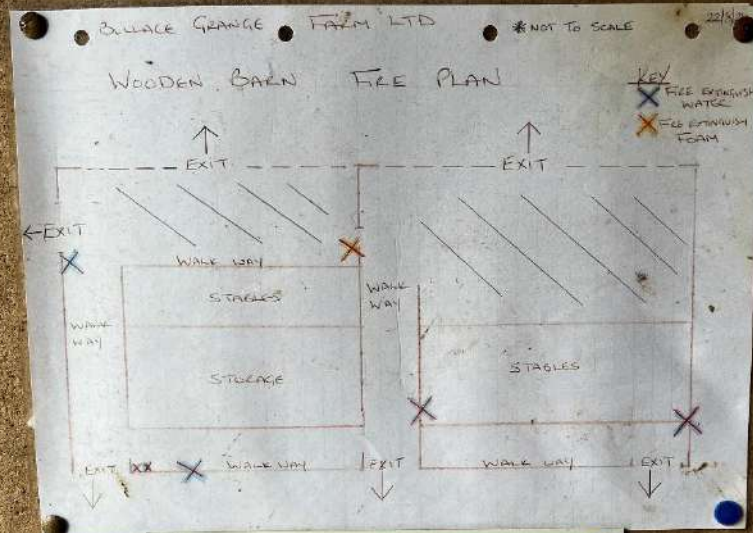
x: -1.6724 y: 53.5222



APPENDIX B
(Building A Photos)







We accept no liability for loss or injury whilst on these premises. All patrons enter at their own risk









































APPENDIX C
(Applicants statutory declaration)

Marshall England and Jane England
Bullace Grange Farm
Manchester Road
Millhouse Green
Sheffield
S36 9NS

31/3/2026

We, Marshall England and Jane England, as owners of the land and buildings subject to this application do solemnly and sincerely declare the following:

We have owned Bullace Grange Farm, Manchester Road, Millhouse Green, Sheffield, S36 9NS since 9th September 2000.

The timber-framed stables and stable yard, as shown shaded red on the accompanying OS Existing Block Plan, prepared by Paul Matthews Architectural Ltd (referenced, 25/1241/02) accompanying this declaration were in place when we purchased the property.

We can confirm that the subject buildings (Building A & Building B) along with the yard to the South of Building B associated with this application (shaded red on the accompanying OS Existing Block Plan, prepared by Paul Matthews Architectural Ltd (referenced, 25/1241/02) have been used for equine and caravan storage (Building A) and Caravan Storage/workshop (Building B) and external caravan storage (external yard area) continuously since 2000/2001. At no point during our ownership of Bullace Grange Farm have the buildings of yard (shaded red on the accompanying OS Existing Block Plan, prepared by Paul Matthews Architectural Ltd (referenced, 25/1241/02) been used for agricultural purposes.

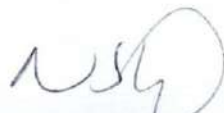
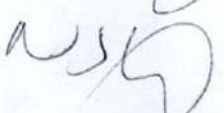
The other buildings/land (outside the red lined area) do not form part of this application.

We make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the Statutory Declarations Act 1835.



SIGNED by the above-named Marshall England and Jane England

in the presence of

Witnessed by:



Nathan Luke Shepherd
Solicitor

Signatures:

Name: Marshall England, Jane England

Address:
Bullace Grange Farm
Manchester Road
Millhouse Green
Sheffield
S36 9NS

Date 31/03/2026

Signed at.....

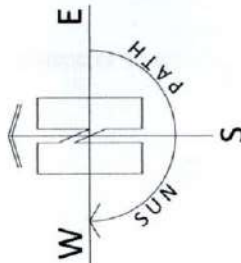
Malkin Farm
 Brow Lane
 Holmfirth
 HD9 2RJ
 07946872499
 paul@paulmatthewsarchitectural.co.uk
 www.paulmatthewsarchitectural.co.uk

Company Registration Number: 09598149 - Company
 Registered in England and Wales

Do not scale from drawing, use figured
 dimensions only.

All dimensions must be checked and verified on
 site prior to commencement
 of works and architect to be notified of any
 discrepancies.

The copyright for these drawings remains the
 property of Paul Matthews Architectural Ltd.
 They must not be reproduced in any way without
 prior written consent from the originator (Paul
 MatthewsArchitecturalLtd).

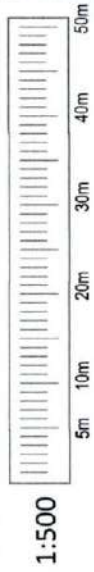


Project
 Certificate of Lawfulness (existing) for Commercial
 Units at Bullace Grange Farm, Manchester Road,
 Millhouse Green, Sheffield, S36 9NS.
 Client

Mr & Mrs M England
 Drawing Title/Issue

Existing Block Plan

scale 1:500
 date 08/2025
 sheet size A4
 dwg. no. 25/1241/02



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Paul Matthews
James England

In the presence of
 Matthew Luke Shepherd
 Solicitor
Matthew Luke Shepherd
 Howard & Co Solicitors LLP

APPENDIX D
(Supplementary Evidence)

Aerial photo, purchased by applicants in 2002, NB caravan just evident within Barn A.



EBS invoice, dated 25th November 2011, for electrical circuit within Barn B



Eastwood Building Services

38 Blayden Lane
Newsome Tel: 01484 317112
Huddersfield Fax: 01484 317112
HD14 6JZ Mob: 078807742951

E-mail: ebs.ltd@ntlworld.com

Vat Registration: 894866940

Invoice 2492

Mrs Jane England
Bullace Grange Farm
Manchester road, Millhouse Green
Sheffield, S36 9NS

25th November 2011

- 1 off Supply and fit electric ring circuit and individual meters to caravan storage facility
- 1 off Replace Big 6 Fibre Cement Roof Sheet

PHOTOCOPY OF ORIGINAL

Labour	£ 500.00
Materials	£ 600.00
VAT 20%	£ 220.00
Total	£ 1320.00

EBS Ltd Registered in England 5602751
Registered office : 38 Blayden Lane, Huddersfield, HD14 6JZ

Search CARAVAN STORAGE

ADVERT

THE STABLE DOOR
 BULLACE GRANGE FARM LTD
 TEL: 01226 761969

CARAVAN STORAGE

UNDER COVER / LOCK UP STORAGE
 £10.00 P.W

TERMS
 12 MONTH CONTRACTS ONLY
 NON-PAYMENT WILL RESULT IN A FORMAL REMOVAL NOTIFICATION
 -48 HOURS NOTICE FOR DROPOFF AND COLLECTION

METHOD OF PAYMENT
 DIRECT DEBIT PAYMENTS
 CHEQUE OR CASH (6 MONTH / 12 MONTH)

STRICTLY NO SMOKING / NO PETS

GATES MUST BE CLOSED UPON LEAVING

NO UNAUTHORISED VEHICLES OR VISITORS WITHOUT PRIOR CONSENT
 NO ACCESS AFTER 8.30 PM

STABLE DOOR RESERVES THE RIGHT TO SERVE ONE MONTHS NOTICE FOR TERMINATION OF
 CONTRACT SHOULD IT BE DEEMED NECESSARY.

PLEASE ENSURE ALL LIGHTS AND ELECTRICAL APPLIANCES ARE TURNED OFF AFTER USE.

SCREEN SHOT of
 FILE DATED 01/09/2014

Name	Date modified	Type	Size
CARAVAN STORAGE ADVERT 1	22/09/2015 19:25	Microsoft Word D...	10 KB
CARAVAN STORAGE ADVERT LOGO	11/07/2015 14:27	Microsoft Word D...	35 KB
CARAVAN STORAGE ADVERT	22/09/2015 19:20	Microsoft Word D...	10 KB
CARAVAN STORAGE CONTRACT	01/09/2014 16:29	Microsoft Word D...	14 KB
CARAVAN	11/07/2015 12:40	PDF File	18 KB
CARAVAN	02/09/2014 16:29	PDF X	36 KB
Chelworth house	05/09/2012 09:51	Microsoft Word D...	2,152 KB

7 Items 1 item selected 35.5 KB
 22°C Mostly cloudy

Mr Jim Dawsons contract for caravan storage commencing in 2009 (externally) then indoor storage (01/12/2013)

Jim

OUTSIDE STORAGE ~~£0~~
MOVED TO
INDOOR STORAGE £10
1/12/13



THE STABLE DOOR
BULLACE GRANGE FARM LTD
TEL: 01226 761969 FAX : 01226 379709

CARAVAN STORAGE

UNDER COVER STORAGE
£8.50 PER WEEK

OPEN STORAGE
£6.00 PER WEEK

TERMS

12 MONTH CONTRACTS ONLY

NON-PAYMENT WILL RESULT IN A FORMAL REMOVAL NOTIFICATION.
48 HOURS NOTICE FOR DROP OFF AND COLLECTION

METHOD OF PAYMENT

DIRECT DEBIT PAYMENTS (ONE MONTH IN ADVANCE)
PAYMENT BY CHEQUE / CASH (6 OR 12 MONTH)

STRICTLY NO SMOKING / NO PETS

MAIN ENTRANCE GATE MUST BE CLOSED UPON ENTERING AND LEAVING PREMISES.

NO UNAUTHORISED VEHICLES OR VISITORS WITHOUT PRIOR CONSENT
NO PERSONS SHALL BE ALLOWED ACCESS AFTER 20:30 HRS
PARKING IS RESTRICTED TO DESIGNATED AREAS ONLY

STABLE DOOR RESERVES THE RIGHT TO SERVE ONE MONTHS NOTICE FOR THE
TERMINATION OF A CONTRACT SHOULD IT BE DEEMED NECESSARY.
EARLY TERMINATION OF A CONTRACT WILL RESULT IN A 8 WEEK PENALTY PAYMENT.

PLEASE ENSURE THAT ALL LIGHTS AND ELECTRICAL APPLIANCES ARE TURNED OFF
AFTER USE.

ALL CARAVANS STORED AT OWNERS RISK AND MUST BE SECURED WITH WHEEL
CLAMP/ TOW BALL LOCK AND BE PRIVATELY INSURED

I HAVE READ AND AGREE TO THE ABOVE CONTRACT

SIGNATURE (S): _____ COMMENCING DATE: 7/2/09

Bullace grange farm Ltd is registered in the UK - Registered no. 4084041
Registered Address: Bullace grange farm, Millhouse Green, Sheffield, S36 9NS

Mr Jim Dawson statement of truth

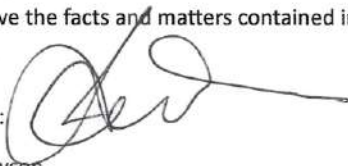
Statement of truth

I Jim Dawson of Old Farm House, Highfield Farm, Copster Lane, Sheffield, S36 8Yf hereby state as follows:

- 1: I have stored several caravans and motorhomes at Bullace Grange Farm since 2013
- 2: I can confirm that the attached invoice is genuine.
- 3: Invoices were issued quarterly and sent via email.

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

Signed :



Dated: 18/07/2025

Jim Dawson

Mr Brian Robinsons Contract for caravan storage commencing in 2013 (externally) with a lock up storage within Barn 2 from 2014 and indoor storage (2014)

BRIAN

OUTSIDE £6 per wk.
2013



THE STABLE DOOR
BULLACE GRANGE FARM LTD
TEL: 01226 761969 ~~FAX: 01226 370709~~

CARAVAN STORAGE

UNDER COVER STORAGE
£8.50 PER WEEK
OPEN STORAGE
£6.00 PER WEEK

GREEN BARN LOCK-UP
STORAGE: £10 per wk.
2014

TERMS

12 MONTH CONTRACTS ONLY
NON-PAYMENT WILL RESULT IN A FORMAL REMOVAL NOTIFICATION.
48 HOURS NOTICE FOR DROP OFF AND COLLECTION

METHOD OF PAYMENT

DIRECT DEBIT PAYMENTS (ONE MONTH IN ADVANCE)
PAYMENT BY CHEQUE / CASH (6 OR 12 MONTH)

STRICTLY NO SMOKING / NO PETS

MAIN ENTRANCE GATE MUST BE CLOSED UPON ENTERING AND LEAVING PREMISES.

NO UNAUTHORISED VEHICLES OR VISITORS WITHOUT PRIOR CONSENT
NO PERSONS SHALL BE ALLOWED ACCESS AFTER 20:30 HRS
PARKING IS RESTRICTED TO DESIGNATED AREAS ONLY

STABLE DOOR RESERVES THE RIGHT TO SERVE ONE MONTHS NOTICE FOR THE
TERMINATION OF A CONTRACT SHOULD IT BE DEEMED NECESSARY.
EARLY TERMINATION OF A CONTRACT WILL RESULT IN A 8 WEEK PENALTY PAYMENT.

PLEASE ENSURE THAT ALL LIGHTS AND ELECTRICAL APPLIANCES ARE TURNED OFF
AFTER USE.

ALL CARAVANS STORED AT OWNERS RISK AND MUST BE SECURED WITH WHEEL
CLAMP/ TOW BALL LOCK AND BE PRIVATELY INSURED

I HAVE READ AND AGREE TO THE ABOVE CONTRACT

SIGNATURE (S):

COMMENCING DATE: 8/7/14

Bullace grange farm Ltd is registered in the UK - Registered no. 4064041
Registered Address: Bullace grange farm, Millhouse Green, Sheffield, S36 9NS

Email screenshot showing invoice sent to clients dated 14/03/2015

File Home Send / Receive View Help Search

invoice

New Email Delete Archive Move Reply Reply All Forward

Unread/Read Team Email To Manager

Search People

Results

By Date	↑
01/02/2017	
31/01/2017	
31/01/2017	
19/04/2016	
19/04/2016	
19/04/2016	
19/04/2016	
14/03/2015	
14/03/2015	
11/05/2013	

marshallengland@sky.com

- Inbox 2885
- Draft [43]
- Sent 4
- Trash 63
- Archive [102]
- Deleted Items
- Drafts
- Jean
- Outbox
- RSS Feeds
- Search Folders

bullicegrange@yahoo.c...

- > Inbox 1226
- Draft [111]
- Sent 1**
- Trash 31
- 123 Reg 1
- Archive [6]
- Bulk 16
- Bulk Mail
- Deleted Items
- Fon
- Junk E-mail
- Ipower
- Outbox
- SWIFS

invoices

Jane England <bullicegrange@yahoo.com>
To: brian@aboutthere.co.uk

9 BRIAN.pdf 14 KB
10 BRIAN.pdf 15 KB

Hi Brian

Please find attached **invoices** for your camper van and storage.

Regards
Jane

invoices

Nick Ledgard
FW: interest payment
Dear Nick, First of all apologies for any disruption this may have caused you during this

marshallengland@sky.com
RE: interest payment
Nick, First of all apologies for any disruption this may have caused you during this busy

marshallengland@sky.com
RE: interest payment
Nick, First of all apologies for any disruption this may have caused you during this busy

brian@aboutthere.co.uk
invoice
Regards Jane <end>

brian@aboutthere.co.uk
invoice
Regards Jane <end>

brian@aboutthere.co.uk
invoice
Regards Jane <end>

brian@aboutthere.co.uk
invoice
Regards Jane <end>

brian@aboutthere.co.uk
invoices
Hi Brian. Please find attached **invoices** for your camper van and storage. Regards Jane

brian@aboutthere.co.uk
invoices
Hi Brian. Please find attached **invoices** for your camper van and storage. Regards Jane

support@rtduk.com
Re: Retail Trade Domestic: New Order # 100001471
Dear Sirs. Please could you forward an **invoice** for this order. Regards, Marshall England

support@rtduk.com

Mr Brian Robinsons statement of truth

Statement of truth

I, Brian Robinson of 23 Croft Drive, Sheffield, S36 9NE hereby state as follows:

- 1: I have stored several caravans and motorhomes at Bullace Grange Farm since 2013
- 2: I can confirm that the attached invoice is genuine.
- 3: Invoices were issued quarterly and sent via email.

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

Signed :



Dated: 19/07/2025

Brian Robinson

Bank Statement evidencing Mr Brian Robinsons payment

Business Current Account Statement

Account name BULLACE GRANGE FARM LIMITED TRADING AS STABLEDOOR Statement sheet 255 (issued on 14 Feb 2014)
 Account number 08300000 Sort Code 200000

Transactions in date order

Date	Description	Payments	Receipts	Balance
<i>Continued</i>				
	<i>Interim balance brought forward</i>			1,872.31
3 Feb	Direct debit to NFU Mutual Ins-BC <i>Ref:-001398018. This is a new direct debit payment</i>	57.12		
	Direct debit to Scottish Equitable <i>Ref:-0001582946/0001048</i>	50.00		
	Direct debit to Vodafone Limited <i>Ref:-27308513M041079</i>	10.50		1,754.69
4 Feb	Direct credit from Robinson B <i>Ref:-GREntert Storage</i>		260.00	
	Deposit at Barclays Northampton Lpc 1 <i>Ref:-100236</i>		78.00	2,092.69
5 Feb	Standing order from Mrs Lesley A Cross <i>Ref:-to Barclays</i>		20.00	
	Standing order from Crossland & Co Ltd <i>Ref:-Storage/ Jane</i>		30.00	2,142.69
7 Feb	Standing order from Mr P & Mrs D Wiley <i>Ref:-Denise</i>		20.00	2,162.69
12 Feb	Standing order from Mrs Lesley A Cross <i>Ref:-to Barclays</i>		20.00	
	Standing order from Crossland & Co Ltd <i>Ref:-Storage/ Jane</i>		30.00	2,212.69
13 Feb	Direct debit to NFU Mutual Ins-BC <i>Ref:-00372558J</i>	47.52		2,165.17
13 Feb	Balance carried forward			2,165.17
<i>Total Payments/ Receipts</i>		<i>3,050.54</i>	<i>926.83</i>	

Dispute Resolution

If you have a problem with your agreement, please try to resolve it with us in the first instance. If you are not happy with the way in which we handled your complaint or the result, you may be able to complain to the Financial Ombudsman Service. If you do not take up your problem with us first you will not be entitled to complain to the Ombudsman. We can provide details of how to contact the Ombudsman.

Barclays Base Rate Information

Rate effective from 05 Mar 2009 0.500%

BARCLAYS Leicester LE87 2BB Tel 0845 605 2345

Barclays Bank PLC. Authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority (Financial Services Register No: 122702).
 Registered in England. Registered No. 1026167. Registered Office: 1 Churchill Place, London E14 5HP.

Letter dated 31/03/2026 from Denise Wiley re stable use at Bullace Grange Farm

6 Kennedy close

Millhouse Green

Penistone

31/03/2026

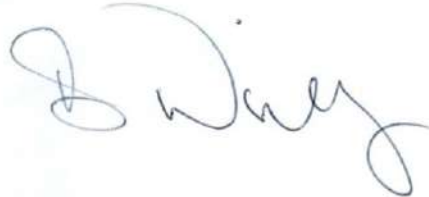
To whom it may concern,


I Denise Wiley have kept several of my horses and ponies at Bullace Grange Farm in succession from 24/6/2001 until the present day.


My current pony is called Flora and is stabled here at Bullace Grange Farm.

Yours sincerely

D. Wiley



Affirmed by Marshall England: 

in the presence of: 

**HOWARD & CO
SOLICITORS LLP**
10A MARKET STREET
SHEFFIELD S36 6BZ
TEL 01226 762261

Nathan Luke Shepherd
Solicitor
Howard & co Solicitors LLP

31/03/2026
.....

Letter dated 31/03/2026 from Lesley Crossland re stable use at Bullace Grange Farm

Lesley Crossland

31/03/2026

27, Westfield Ave
Thurstone

Sheffield

Re: Bullace Grange Farm

S369RC

My Name Is Lesley.

I have two ponies at the farm at the moment called Primrose and Fizz.

I first came to Bullace Grange Farm with "Kitty" on the 2/7/07. I then purchased another Horse called "Rosie" and they stayed there until their passed.

I then purchased Layla until I sold her and purchased Primrose and Fizz.

So I can confirm I have been here since 2/7/07 until the present day.

Lesley Crossland.

h. Crossland

Affirmed by Marshall England:

MDE

in the presence of

NLS

**HOWARD & CO
SOLICITORS LLP
10A MARKET STREET
SHEFFIELD S36 6BZ
TEL 01226 762261**

*Nathan Luke Shepherd
Solicitor
Howard & Co Solicitors LLP*

31/03/2026
.....

Letter dated 31/03/2026 from Jill Goddard re stable use at Bullace Grange Farm

**17 Croft drive
Millhouse Green
Penistone
S36 9NE**

31/03/2026

Dear Sirs,

My Name Is Jill and I kept my Pony (Apache) at Bullace Grange Farm from July 2009 up until her death 18th October 2020.

I made good some good friends during this period and continued to visit the stables after Apache's death to see the horses and girls still there.

A short while passed and I decided to start looking for another horse. I made a payment to retain my stable whilst I began my search for a horse.

I found Rita on the 23 July 2001 where she is stabled to this day at Bullace Grange Farm.

Jill Goddard

Affirmed by Marshall England :

In the presence of:

**HOWARD & CO
SOLICITORS LLP
10A MARKET STREET
SHEFFIELD S36 6BZ
TEL 01226 762261**

NLSK
Nathan Luke Shepherd
Solicitor
Howard & Co Solicitors LLP

31/03/2026
.....

Letter dated 01/04/2026 from NFU Mutual re long term commercial insurance of the outbuildings at Bullace Grange Farm



NFU Mutual
INSURANCE | PENSIONS | INVESTMENTS

J R Nobles, M J Gummerson & J J Long
Cowley House
Queens Square Business Park
Honley
Holmfirth
HD9 6QZ

Mr M England & Mrs J England
Bullace Grange Farm
Manchester Road
Millhouse Green
Sheffield
South Yorkshire
S36 9NS

Contact Number: 01484 664119
Fax Number: 01484 664097
Email: Honley_agency@nfumutual.co.uk

01 April 2026

Dear Mr England and Mrs England,

Farm Select Insurance

Policy number **080X3178630/N02**

I write to confirm that the out buildings located at Bullace Grange Farm have been insured by NFU Mutual for over 25 years. During this time they have been noted as used for your business of Horse Livery and caravan storage.

I trust that this is in order, however should you require any further information then please do not hesitate to contact me.

Yours sincerely

J R Nobles
Agent
J R Nobles, M J Gummerson & J J Long

Our Agents are appointed representatives of NFU Mutual, which is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. NFU Mutual is The National Farmers Union Mutual Insurance Society Limited (No. 111982). Registered in England. Registered Office: Tiddington Road, Stratford upon Avon, Warwickshire, CV37 7BJ. A member of the Association of British Insurers.
To find out more about how we use your personal information and your rights, please go to the privacy policy on our website. www.nfumutual.co.uk

MS004LET0513