

2nd September 2011

Thank you so much for a wonderful,
relaxing place to stay. We loved
having a fire, walking to the
pub + chilling out in the hut.
Brilliant!

Thanks again,

Anna + Steve.

20th August 2015

Thankyou Janice and Alan!

we have had a lovely and comfortable stay!

The Shephards hut is very cosy and all of the facilities are to a very high Standard, not only has the accommodation been great but we have also been made to feel very welcome, you are a lovely family so Thankyou!

Love Simone, Paul
and Kiera-Leigh

x x x

September 5, 2015

What a wonderful experience!

This is ~~exactly~~ what we pictured for our relaxing trip to England. We will be sure to return next year! Our fond memories will fill our hearts until our return.

Thank you for letting us stay in your charming Shepherd's Hut!

Kindly,

James & Chae Buhag

31st August 2015

Thank you so much for letting us stay
in your AMAZING shepherd's hut. It really
is relaxing and peaceful over here and we
loved all the little touches that made the stay
so special. The BEST chocolate brownies ☺
Brilliant location and walks - The Fountain
pub is great!

Loved it here and so did Merv (the dog).
We will definitely be coming back to Withy-

Wood ♥

Thanks

Alex, Charlie
and Merv x

7/9/15

Secluded & quiet - what a charming place + Shepherd's
but everything well thought through...

Excellent meal at The Fountain & good meal at
The White Hart, too.

Possibly the best chocolate brownies we've ever had!!
Lucy, Jim & Rosie's

13th September 2015

Thank you so much for arranging this
wonderful glamping site for us to have the
most relaxing weekend away.

We really appreciate all of the detail you've
put into this project!

We will be back!

Luke & Isabel

xxx

24th → 27th Sept 2015

Thank you for making this beautiful little hut
so cosy and inviting, it was a wonderful way
to introduce six month old Jack to the outside life
Can't wait to come back again and Thanks
to the very yummy brownies

Allen, Paul, Jack
+ Paddy dog 🐶🐶

11.10.01 15

It's the best in the
world! My favourite
thing was sleeping in
the bunk.

It was nice to stay in such a peaceful place and
cook by the fire. The Shepherds Hut was so
cosy and comfortable.

Chad, Ros,
Helena (5½) and Toby (1½)

15-16 OCT 15

What a beautiful, perfect little place.

I have dreamed for so long of staying in a Shepherd's hut and there couldn't have been a more perfect example to make my dream come true.

You have thought of every detail and design both modern and natural.

Thank you so much

Ali & Tony & Ruby (dog)

17-18 Oct 15

I am in love with this
Place. It is everything I imagined
~~at~~ a Shepherd's hut to be.
Totally beautiful.

Thank you.

We will be back again
for sure.

Sean + Steph. ♥

24th → 23th October 15: The Smiths from Bury, Lancs

Thank you so much for providing the perfect place to 'get away from it all'! The hut itself is incredibly comfortable, warm & cosy; the kitchen & bathroom facilities are just right & the location is so beautiful ☺

We've cooked on the campfire every morning & night - Thanks for the eggs, they were delicious & scrambled on the fire (and yes, as everyone said, the brownies were AMAZING!)

We enjoyed watching the milking, meeting the calves & also having a guided tour of Peter's 'Herpetarium'!! Thanks for making us feel so welcome.

We have had a truly wonderful stay & have enjoyed exploring a new part of the country, it really is lovely round here. Hope everyone enjoys it as much as we did! Zoe, Brian, Oliver (12) & Nell (6) & Brock the collie ☺

It wasit good It was
fantastic! (by Nell)♡

I love lighting fires and
this place was perfect for it!
Thank you Janice and Alan!
(Olly) 

Wife at the beach
A lot of people the college

2 NOV 2015

A magical few days. Thanks
for making Halloween extra special
with the bobbing-for-apples starter
kit. We have enjoyed the campfire
hugely, and a fire in the
morning in the hut. The bed is
so comfy it is very hard to get
out of! Recommend The Fountain +
The Windmill Inn. Staying is fantastic...
especially Roman Rd on Halloween!
Wynne, Simon + Romy xxxxx

2 Nov 2015

It was really fun experience my favorite part
was when on halloween I knocked on James's
door and had to put my hand in it and guess
what it was and then I went to her
next door neighbor she had a very excited
dog I also enjoyed swimming in Brighton
(it was freezing) Thank you very much from
Rory XXXX

NOV 6TH - 8TH

WHAT A WONDERFUL LOCATION FOR SUCH A SPECIAL SHEPHERDS HUT. WE FELT SO SECLUDED AND SNUG IN OUR LITTLE HOME FOR THE WEEKEND. DESPITE SOME SHOCKING WEATHER WE HAD A LOVELY TIME. THE SHOWERS WERE HOT AND THE WOODBURNER KEPT US COSY INSIDE.

THE FOUNTAIN PUB WAS JUST THE TICKET AS WAS A TRIP TO THE BEAUTIFUL STEYNING. WE PICKED UP SOME LOVELY ORGANIC PRODUCE AND MADE SOME CRACKING HOME MADE BURGERS. THANKYOU SO MUCH FOR GIVING US A LIFT DOWN THE ROAD WHEN IT WAS POURING DOWN. THANKS ALSO FOR RUNNING US TO THE PUB AND BACK, IT WAS VERY KIND OF YOU.

WE'D LOVE TO RETURN IN THE SPRING TO THIS SPECIAL PLACE. THE SHEPHERDS HUT IS JUST PERFECT, EASILY THE NICEST WE'VE EVER STAYED IN. HOPE TO SEE YOU SOON. LOTS OF LOVE WILL + EUGENIE

XXXX
XXXX

Nov 13-15th

What a lovely place. We enjoyed meals
by the fire, wet windy walks and cosy
evenings in front of the woodburner.

You have thought of everything and the
hut has been finished to an excellent
standard

We have had a wonderful time and will
be back - maybe in the summer if

Thank you for a fantastic stay.

Debbie + Lee

+Chilli

xx

★ 14th May 2016 ★

★ Our Second Stay - the first
★ was 16th August 2015.
★ 6 children slept in this hut!

We had a wonderful time!
Alan showed the children milking +
brought us flour for pancakes -

THANK YOU!!
Ls, Ry + Friends x x x

11th - 13th November

Thank you for the use of your lovely
Shephards hut. It was so peaceful &
relaxing.

We look forward to returning again next
year.

Thank you
Jo & Iwen.

6.12.2013

Thank you so much for letting us stay
in your amazing little ~~hut~~^{hut}, we enjoyed
every bit. Many thanks for the book and
cookies we enjoyed them very ~~my~~ much. Those
brownies were delicious.



Love
from
Isabelle &
Jamie/Daddy

Mon 14th - Fri 18th Dec. 2015

We had an absolutely wonderful stay!
Thank you so much for all your
kindness and hospitality. The hut
is beautiful, the surroundings are
idyllic and we have so much
to thank you, Janice, for, particularly
when faced with a broken down
car on holiday. We had a lovely,
restful time - the fire was great
for and it was very relaxing
escaping the hustle and bustle
for a bit. Ella wants to live on a
farm from now on (I think... We'll
definitely be back again soon! John, Erica (human)
+ Ella (dog)

2nd - 4th January 2016

A fantastic way to start the new year!
Even ^{with} the torrential rain, we have really enjoyed ourselves and the shepherds hut had everything we needed. We will miss going to sleep whilst the rain is pattering on the roof and the fire is crackling in the corner! Thank you Janice for the size 10 wellies - much appreciated this weekend!



from Roger &
Izzy xx

years!
re really
wards hut
We will miss
is patterning
acting in the
the size 10
this weekend!

from Roger &
Izzy xx

26th-28th February 2016
Jan Collins & Nell Lee

The Withywood Shepherds Hut has been a perfect
venue for our 40th birthday celebrations. We
love all the wood and the clever storage
solutions - I liked sleeping ⁱⁿ the drawer!! Stoked
the fire too high on the first night and hosed
the hut into a hot box - oopsie! Many thanks
to Janice & Alan for creating a lovely space, being
so friendly, for the eggs & the brownies! Hope to
be back! Jan xx What a lucky lady I am to have been
brought here by my beshe! We cooked on the campfire last night
& enjoyed watching with the birds keeping us company.
A well up ditching beaver blew our cobwebs away. We
love how you've done everything, gorgeous! Thank you - Nell x

11th - 13th March 2016

What a wonderful spot. You guys have thought of everything -

We loved the quietness & the wildlife, especially all the bunnies - and thanks for letting us hold the chicks & watch the cows being milked.

The hazel grove at the end of the trail was a special find ☺.

We will definitely be back sometime soon -

Many Thanks

Emma, Debbs + Jean ~~xxxx~~

P.S The brownies were very scrummy - Thanks

March 14th 2016.

Dear Janice,



Thankyou Sooooo Much! The hut is very special - Magical!! We have had a wonderful stay + will be trying our best to come back as soon as possible -

Many thanks for the snacks too! The eggs tasted great, the brownies - mmmmm! + roasted marshmallows!

Keep this place a secret!

With love Peter + ~~Janice~~

18th - 20th March 2016.

The Shepherds hut is beyond perfect. You truly have thought of everything. Bang secluded it really was a little world of our own. We loved toasting our marshmallows round the campfire and munching the brownies which were delicious. The perfect best friend getaway.

Thanks for having us, you made us feel welcome. Loved every minute.

Dawn & Sarah

— X —

21st - 22nd March 2016

Thank you for such a lovely stay, the shepherd's hut was perfect. We really enjoyed the chocolate brownies and the mini easter eggs hidden all over the hut.

We also played
"Super Farmer" and
really enjoyed it!!

We were really lucky with the weather and staying in such a beautiful location on a working farm made it even better.



The view of the stars last night topped off a perfect mini break. We can't wait to stay again soon and will make sure to tell all our friends

Sarah & Charlie
xx

29-31 March 2016.

We have had a wonderful stay, enjoying
sitting around the fire.

The hut was very well equipped
in a lovely setting. Perfect eggs for
visiting Shalcham, Devils Dyke & Go
Ape.

Thank you
"Rowlinsons"

1st-4th April 2016

Thank you for creating this wonderful break.
We loved the hut so much we want to
move in permanently, so quirky but full
of amazing ideas some of which I am
stealing for our camper van ie "lights in
a tin" & starting board felmets.

Everything we needed was here & I could
have packed much lighter!!!!

My husband loved his 60th birthday treat
lighting fires till his hearts content &
Barney (the dog) loved the space & rabbit holes.
Hope to return one day & will spread the word ^{love} Steve & Barney

Statutory Declaration of [REDACTED]

I, [REDACTED] of [REDACTED] do solemnly and sincerely declare as follows:

1. I make this declaration concerning the use of the land known as *Furlong Shaw*, the extent of which is shown edged in red on the plan attached at **Appendix A**. The land is located to the east of the B2135, Bines Green, Horsham, and forms part of *Merrion Farm*, which is registered under Title Number **WSX288796**.
2. I have direct and personal knowledge of the land outlined in red, which contains a shepherd's hut and a facilities building comprising a kitchen and bathroom. I am aware that these structures have been let by the owners of *Merrion Farm* for the purposes of holiday accommodation since **June 2015** and have stayed as a guest on several occasions.
3. I can confirm that the land and the associated structures have been continuously used for holiday accommodation as part of a farm diversification project from **June 2015** to the present day. During this period, the land has not been used for any other purpose. Parking for guests has been provided within the farmstead.
4. The use of the land for holiday accommodation has been conducted openly, without secrecy, without interruption, and without objection throughout this period.

I make this declaration solemnly and sincerely believing the same to be true by virtue of the Statutory Declarations Act 1835.

Signed: [REDACTED]

Name: [REDACTED]

Date of signature:

1st April 2026

Declared at:

(Address of solicitor)

3 Dalglish Berden Llp 1136 9MB

Signed: [REDACTED]

Date of signature:

1/4/2026



Appendix A



This is the exhibit referred to in
the statutory declaration of [REDACTED]
dated 1/4/2026 before me
[REDACTED]



JD. W
Statutory Declaration of [REDACTED]

[REDACTED] do
solemnly and sincerely declare as follows:

1. I make this declaration concerning the use of the land known as *Furlong Shaw*, the extent of which is shown edged in red on the plan attached at **Appendix A**. The land is located to the east of the B2135, Bines Green, Horsham, and forms part of *Merrion Farm*, which is registered under Title Number **WSX288796**.
2. I have direct and personal knowledge of the land outlined in red, which contains a shepherd's hut and a facilities building comprising a kitchen and bathroom due to living at the property next door of the site known as 1 Merrion Farm Cottages. I am aware that these structures have been let by the owners of *Merrion Farm* for the purposes of holiday accommodation since **June 2015**.
3. I can confirm that the land and the associated structures have been continuously used for holiday accommodation as part of a farm diversification project from **June 2015** to the present day. During this period, the land has not been used for any other purpose. Parking for guests has been provided within the farmstead.
4. The use of the land for holiday accommodation has been conducted openly, without secrecy, without interruption, and without objection throughout this period.

I make this declaration solemnly and sincerely believing the same to be true by virtue of the Statutory Declarations Act 1835.

Signed: [REDACTED]

Name: [REDACTED]

Date of signature: 02 April 2026

Declared at: GWCA Solicitors

(Address of solicitor)

Jennifer Dahill
Solicitor
Green Wright Chalton Annis
62 High Street
Steyning, West Sussex
BN44 3RD

Signed: [REDACTED]

Date of signature: 02nd April 2026

Appendix A



Jennifer Dahill
Solicitor
Green Wright Chalton Annis
62 High Street
Steyning, West Sussex
BN44 3RD

Statutory Declaration of [REDACTED]

I, [REDACTED] do solemnly and sincerely declare as follows:

1. I make this declaration concerning the use of the land known as *Furlong Shaw*, the extent of which is shown edged in red on the plan attached at **Appendix A**. The land is located to the east of the B2135, Bines Green, Horsham, and forms part of *Merrion Farm*, which is registered under Title Number **WSX288796**.
2. I have direct and personal knowledge of the land outlined in red, which contains a shepherd's hut and a facilities building comprising a kitchen and bathroom. I am aware that these structures have been let by the owners of *Merrion Farm* for the purposes of holiday accommodation since **June 2015** and have stayed as a guest on several occasions.
3. I can confirm that the land and the associated structures have been continuously used for holiday accommodation as part of a farm diversification project from **June 2015** to the present day. During this period, the land has not been used for any other purpose. Parking for guests has been provided within the farmstead.
4. The use of the land for holiday accommodation has been conducted openly, without secrecy, without interruption, and without objection throughout this period.

I make this declaration solemnly and sincerely believing the same to be true by virtue of the Statutory Declarations Act 1835.

Signed: [REDACTED]

Name: [REDACTED]

Date of signature: 1.4.2026

Declared at:

(Address of solicitor)

3 Ballygate Beccles Suffolk NR34 9NP

Signed: [REDACTED]

Date of signature:

1/4/2026



Appendix A



This is the schedule referred to in the statutory
declaration of [REDACTED] declared 1/4/2026
before me
[REDACTED]



Statutory Declaration of

do
solemnly and sincerely declare as follows:

1. I make this declaration concerning the use of the land known as *Furlong Shaw*, the extent of which is shown edged in red on the plan attached at **Appendix A**. The land is located to the east of the B2135, Bines Green, Horsham, and forms part of *Merrion Farm*, which is registered under Title Number **WSX288796**.
2. I have direct and personal knowledge of the land outlined in red, which contains a shepherd's hut and a facilities building comprising a kitchen and bathroom due to living at the property next door of the site known as 1 Merrion Farm Cottages. I am aware that these structures have been let by the owners of *Merrion Farm* for the purposes of holiday accommodation since **June 2015**.
3. I can confirm that the land and the associated structures have been continuously used for holiday accommodation as part of a farm diversification project from **June 2015** to the present day. During this period, the land has not been used for any other purpose. Parking for guests has been provided within the farmstead.
4. The use of the land for holiday accommodation has been conducted openly, without secrecy, without interruption, and without objection throughout this period.

I make this declaration solemnly and sincerely believing the same to be true by virtue of the Statutory Declarations Act 1835.

Signed:

Name:

Date of signature: 02 April 2026

Declared at: GWCA Solicitors

(Address of solicitor) Jennifer Dahill
Solicitor
Green Wright Chalton Annis
62 High Street
Signed: Steyning, West Sussex
BN24 3RD

Date of signature: 02 April 2026

Appendix A



Jennifer Dahill
Solicitor
Green Wright Chalton Annis
62 High Street
Steyning, West Sussex
BN44 3RD

Statutory Declaration of [REDACTED]

I, [REDACTED] do solemnly and sincerely declare as follows:

1. I make this declaration concerning the use of the land known as *Furlong Shaw*, the extent of which is shown edged in red on the plan attached at **Appendix A**. The land is located to the east of the B2135, Bines Green, Horsham, and forms part of *Merrion Farm*, which is registered under Title Number **WSX288796**.
2. I have direct and personal knowledge of the land outlined in red, which contains a shepherd's hut and a facilities building comprising a kitchen and bathroom. I am aware that these structures have been let by the owners of *Merrion Farm* for the purposes of holiday accommodation since **June 2015**.
3. I can confirm that the land and the associated structures have been continuously used for holiday accommodation as part of a farm diversification project from **June 2015** to the present day. During this period, the land has not been used for any other purpose. Parking for guests has been provided within the farmstead.
4. The use of the land for holiday accommodation has been conducted openly, without secrecy, without interruption, and without objection throughout this period.

I make this declaration solemnly and sincerely believing the same to be true by virtue of the Statutory Declarations Act 1835.

Signed: [REDACTED]

Name: [REDACTED]

Date of signature: 26/03/2026

Declared at: Seldons LLP, 18 The Quay, Bideford, EX39 2HF
(Address of solicitor)

Signed: [REDACTED]

Date of signature: 26/3/2026

Appendix A

