

## APPENDIX 2

Land in the ownership of the landowner who owns the Site identified for the Proposed Development

<b>Description</b>	<b>Title Number</b>	<b>Acreage</b>
Berden Priory Farm, Dewes Green Road, Berden	EX838316	331.23 acres
Land on the South side of Dewes Green Road Berden	EX83949	86.68 acres
Land at Berden Hall Farm, Berden	EX39712	291.87 acres
Total acreage held under these titles		709.78 acres

NB:

- This is not an exhaustive search of land in the ownership of the owner of the Site
- A further parcel of land comprising 18.45 acres is also owned by the owner of the Site (title number EX12813). However, this site is opposite the Crump and is not included above

**Map of Land under title EX838316  
(331.23 acres)**

Rural village | 103m above sea level | £ 53,100 avg. household income

Map | Satellite | Move | Open with Google Maps | Open with What3words

**Berden Priory Farm**  
 Dewes Green Road  
 Berden  
 Bishop's Stortford CM23 1AW

Class of title  
**Absolute freehold title**

Description  
**Multiple properties**

Planning use class (predicted)  
**Unknown**

Title number	Total area
<b>EX838316</b>	<b>331.23 acres</b> ⓘ
Internal area (DIA)	Energy score
<b>Unknown</b>	<b>Unknown</b>
Last sold amount	Last sold date
<b>Unknown</b> ⓘ	<b>Unknown</b>
Council Tax Band	Council Tax Rate
<b>Unknown</b>	<b>Unknown</b>
Covenants	Easements
<b>Yes</b>	<b>Yes</b>

Owner  
**Private individual**

[Analyse buildings](#)

This information is subject to Crown copyright and is reproduced with the permission of HM Land Registry.  
 © Crown copyright and database rights 2022 Ordnance Survey 100026316.

Title Number : EX838316

This title is dealt with by HM Land Registry, Peterborough Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 2 DEC 2021 at 16:54:26 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: EX838316
Address of Property	: Berden Priory Farm, Dewes Green Road, Berden, Bishop's Stortford (CM23 1AW)
Price Stated	: Not Available
Registered Owner(s)	: [REDACTED]
Lender(s)	: None

Title number EX838316

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 2 DEC 2021 at 16:54:26. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

## A: Property Register

This register describes the land and estate comprised in the title.

ESSEX : UTTLESFORD

- 1 (10.07.2009) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Berden Priory Farm, Dewes Green Road, Berden, Bishop's Stortford (CM23 1AW).
- 2 (10.07.2009) The Conveyance dated 25 March 1970 referred to in the Charges Register contains a provision as to light or air.
- 3 (17.05.2013) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 4 (01.10.2018) The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered 2018 [REDACTED] title plan [REDACTED] and (2) [REDACTED]

*NOTE: Copy filed under EX978218.*

## B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 [REDACTED]
- 2 (10.07.2009) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

## C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (10.07.2009) The land tinted blue on the title plan is subject to the following restriction entered in a Conveyance dated September 1948 made between (1) [REDACTED] (Vendor) and (2) [REDACTED] (Purchaser):-

"Subject to the right of the owner for the time being of Parsonage Farm Clavering to take water for agricultural purposes from the pond numbered 478 on the said plan"

*NOTE: The pond numbered 478 referred to is tinted blue on the title plan. Parsonage Farm Clavering lies to the north of the pond tinted blue.*

C: Charges Register continued

2 (10.07.2009) A Conveyance of the land tinted pink on the title plan and other land dated 27 April [redacted] wers Breweries Limited (Company) and (2) [redacted] (Purchaser) contains the following covenants:-

The Purchaser thereby covenanted with the Company for the benefit of each and all the licensed properties of the Company or of any Company which was a wholly owned subsidiary of the Company situate in the Counties of Hertford Cambridge Bedford Huntingdon and Essex respectively and in particular for the benefit of the Yew Tree P.H. situate at Manuden in the County of Essex and so as to bind the property thereby conveyed that the purchaser and the persons deriving title under him would not use or permit to be used the property thereby conveyed or any part thereof for the following purposes namely (1) the manufacture sale or supply of beer wines spirits cider mineral waters or ice cream (2) as a registered club (3) as a petrol filling station or a public garage and that the Purchaser will not apply for nor procure or permit any other person except the Vendors or their nominee to apply for or procure any renewal removal or transfer of the licence for the sale of intoxicating liquors then or theretofore held in respect of the property thereby conveyed or object to any application which might be made under and by virtue of Section 7 of the Licensing Act 1953 by or on behalf of the Company for the surrender of any licence for the sale of intoxicating liquors in force in respect of the said premises.

3 (10.07.2009) A Conveyance of the land [redacted] he title plan dated 25 March 1970 made between (1) [redacted] ndor) (2) Lloyds Bank Limited (The Bank) and (3) [redacted] (Purchaser) contains restrictive covenants

*NOTE: Copy filed.*

4 (10.07.2009) The land is subject to the rights [redacted] between (1) [redacted] (Grantors) and [redacted]

*NOTE: Copy filed.*

5 (10.07.2009) The land is subject to the rights granted by a Transfer of the land edged and numbered 1 [redacted] between (1) [redacted] d [redacted] (Transferor) and [redacted] ).

*NOTE: Copy filed under EX825995.*

6 (10.07.2009) The land is subject to the rights granted by a Transfer of the land edged and numbered [redacted] between (1) [redacted] (Transferor) and [redacted] ).

*NOTE:- Copy filed under EX826034.*

7 (22.02.2010) The land is subject to the rights contained in a Conveyance of the land edged and 1 [redacted] n blue on the title plan dated 6 May 1957 made between (1) [redacted] (Vendor) and (2) The Saffron Walden Rural District Council [redacted] ser).

*NOTE: Copy filed.*

End of register

# Map of land under title EX839349

(86.68 acres)



Rural village | 109m above sea level | £ 53,100 avg. household income

Map | Satellite | Move | Open with Google Maps | Open with what3words

71 acres

land on the south side of Dewes Green Road Berden Bishop's Stortford

**Class of title**  
Absolute freehold title

**Description**  
Multiple properties

**Planning use class (predicted)**  
Unknown

Title number	Total area
EX839349	86.68 acres

Internal area (GIA)	Energy score
Unknown	Unknown

Last sold amount	Last sold date
Unknown	Unknown

Council Tax Band	Council Tax Rate
Unknown	Unknown

Covenants	Easements
No	Yes

**Owner**  
Private individual

[Analyse buildings](#)

Title Number : EX839349

This title is dealt with by HM Land Registry, Peterborough Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 10 NOV 2021 at 08:56:09 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: EX839349
Address of Property	: land on the south side of Dewes Green Road, Berden, Bishop's Stortford
Price Stated	: Not Available
Registered Owner(s)	: [REDACTED]
Lender(s)	: None

Title number EX839349

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 10 NOV 2021 at 08:56:09. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

## A: Property Register

This register describes the land and estate comprised in the title.

ESSEX : UTTLESFORD

1 (07.08.2009) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being land on the south side of Dewes Green Road, Berden, Bishop's Stortford.

2 (07.08.2009) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land [redacted] on [redacted] between (1) [redacted] (Transferors [redacted] es).

*NOTE: Copy filed under EX806494.*

3 (21.08.2017) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

4 (18.11.2020) The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered AA193 [redacted] on the [redacted] overnumber 2 [redacted] and [redacted] and (2) [redacted] subject to [redacted] granted by [redacted] ect the registered land.

*NOTE: Copy filed under AA19342.*

## B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 [redacted]
- 2 (07.08.2009) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

End of register



**Map of Land under title EX839712  
(292 acres)  
(which includes the proposed site)**



Title Number : EX839712

This title is dealt with by HM Land Registry, Peterborough Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 14 SEP 2021 at 13:20:28 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: EX839712
Address of Property	: Land at Berden Hall Farm, Bishop's Stortford
Price Stated	: Not Available
Registered Owner(s)	: [REDACTED]
Lender(s)	: None

Title number EX839712

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 14 SEP 2021 at 13:20:28. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

## A: Property Register

This register describes the land and estate comprised in the title.

ESSEX : UTTLESFORD

1 (19.08.2009) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land at Berden Hall Farm, Bishop's Stortford.

2 (19.08.2009) The land has the benefit of the  
of [REDACTED]  
and [REDACTED]

NOTE: No copy of the Deed referred to is held by the Land Registry.

3 (19.08.2009) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land [REDACTED] k on between (1) [REDACTED]

NOTE 1:-The said Transfer also varies the terms of the right of way referred to in the Deed of Grant dated 16 June 1976 referred to above.

NOTE 2:-Copy filed.

4 (19.08.2009) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of land lying to the south of 2 Church View [REDACTED] 6 between (1) [REDACTED] (Transferor [REDACTED])

NOTE: Copy filed.

5 (19.08.2009) The land has the benefit of the rights reserved by but is subject to the rights granted by a Tra [REDACTED]

NOTE: Copy filed.

6 (22.02.2010) The land has the benefit of the rights reserved by a Conveyance of the land edged and numbered [REDACTED] lan 30 April 1964 made between (1) [REDACTED] (Vendors) and (2) Central Elec [REDACTED] (Purchasers).

NOTE:-Copy filed.

7 (22.02.2010) The land has the benefit of the rights reserved by a Conveyance of the land edged and numbered [REDACTED] plan [REDACTED] tween (1) [REDACTED] (Vendors) [REDACTED] (Purchasers).

NOTE:-Copy filed under EX813101.

8 (11.03.2010) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

### B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

#### Title absolute

- 1 [REDACTED]
- 2 (19.08.2009) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.
- 3 (01.10.2009) The Transfer to the proprietor contains a covenant of indemnity in respect of the covenants referred to in the Charges Register.
- 4 (03.08.2017) RESTRICTION: No disposition of the part of the registered estate shown hatched blue on the title plan by the proprietor of the registered estate is to be registered without a certificate signed by Pelham Storage Limited or their conveyancer that the provisions of [REDACTED] Lease dated 26 June 2017 made between (1) [REDACTED] and (2) Pelham Storage Limited have been to the disposition.

### C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (19.08.2009) The land tinted blue on the title plan is subject to the following rights reserved by [REDACTED] hereof and other [REDACTED] dated between (1) [REDACTED] (Vendor) and (2) [REDACTED] (Purchaser): [REDACTED]  
 "Except and reserved unto the Vendor and his successors in title to the portions of the Berden Hall Farm which was excluded from this present Conveyance the right until such time as a supply of main water is available for the said premises retained by the Vendor to have and receive a supply of water from the tanks upon the property hereby assured through the existing pipes or any pipes which may hereafter be laid in satisfaction therefor or connected thereto for the greater convenience of the Vendor and his successors in title TOGETHER with a right to enter upon the property hereby assured and to make excavations thereon for the purpose of renewing repairing or relaying the said pipes if and when required the Vendor or his successors in title making good forthwith any damage done in the exercise of the said right"
- 2 (19.08.2009) A Conveyance of the land tinted blue [REDACTED] and other land da [REDACTED]  
 [REDACTED] owing covenants:- [REDACTED]  
 "For the benefit and protection of the adjoining and neighbouring property of the Vendor known as Berden Hall and every part thereof and so as to bind so far as may be the property hereby conveyed into whosoever hands the same may come but so that the Purchaser shall not be personally liable for a breach of this covenant occurring on or in respect of the property hereby conveyed or any part or parts thereof after she shall have parted with all interest therein the Purchaser hereby covenants with the Vendor that the Purchaser and the persons deriving title under her will at all times hereafter observe and perform the following restrictions and stipulations, namely:-

.....  
..

## C: Charges Register continued

(b) Not without the previous approval of the Vendor or his successors in title owners for the time being of Berden Hall aforesaid to place or set up on the property hereby conveyed any building caravan house on wheels or other erection Provided Always that nothing herein contained shall prevent the erection of agricultural buildings (including a cottage or cottages for occupation by agricultural workers) on that part of the property hereby conveyed which is hatched with blue lines on the said plan

(c) Not to make or burn on the property hereby conveyed or any part thereof any bricks or tiles and not to excavate therefrom any soil clay or sand except for the purpose of laying drains or of levelling the land

(d) Not to affix or display upon the property hereby conveyed any poster bill or other advertisement of any kind

(e) Not to do anything which may be or grow to be a nuisance or annoyance to the owners or occupiers for the time being of Berden Hall aforesaid but the property hereby conveyed shall be used for agricultural purposes only (which purposes are for the avoidance of doubt expressly herein stated to include (subject to the provisions of sub-clause (b) of this Clause) the erection of a cottage or cottages for occupation by agricultural workers) and the use of the property for such purposes shall not constitute a breach of this covenant"

NOTE:-The land "hatched with blue lines" referred to has been similarly referenced on the title plan.

- 3 (19.08.2009) The parts of the land affected thereby are subject to the rights granted by a Deed of Grant dated 19 November 1973 made between (1) R P Greenhall & Sons and (2) Central Electricity Generating Board.

NOTE:-Copy filed.

- 4 (19.08.2009) The land is subject to the rights granted by a Transfer of the land tinted brown on the title plan between (1) [REDACTED] and (2) [REDACTED] (Grantors) and [REDACTED].

NOTE: Copy filed.

- 5 (19.08.2009) The land is subject to the rights granted by a Transfer of the land tinted brown on the title plan between (1) [REDACTED] and (2) [REDACTED] (Transferors) and [REDACTED].

NOTE: Copy filed under EX494288.

- 6 (19.08.2009) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto. The leases grant and reserve easements as therein mentioned.

- 7 (11.03.2010) The land is subject to the rights granted by a Transfer of the land edged and numbered [REDACTED] and [REDACTED] (Transferors) and [REDACTED].

NOTE: Copy filed under EX848662.

- 8 (23.11.2016) UNILATERAL NOTICE affecting the land tinted brown on the title plan [REDACTED] entered into on [REDACTED] dated 15 July 2016 made between (1) [REDACTED] Limited and (2) Statera Energy Limited.

NOTE: Copy filed.

- 9 (23.11.2016) BENEFICIARY: Statera Energy Limited of 109 Mary Street, Sheffield, S1 4RT.

- 10 [REDACTED] dated 20 December 2017 made between (1) [REDACTED] and (2) Pelham Storage Limited the term [REDACTED] of land at Berden Hall Farm referred to in the

Title number EX839712

## C: Charges Register continued

schedule of leases hereto were varied.

*NOTE: Copy Deed filed under EX958121.*

### Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	03.08.2017 edged and numbered 4 in blue	land at Berden Hall Farm	26.06.2017 from and including 26.6.2017 until the 22nd anniversary of the commencement date	ESX958121

NOTE 1: See entry in the Charges Register relating to a Deed of variation dated 20 December 2017

NOTE 2: Copy Lease filed under EX958121

End of register