APPENDIX 2

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

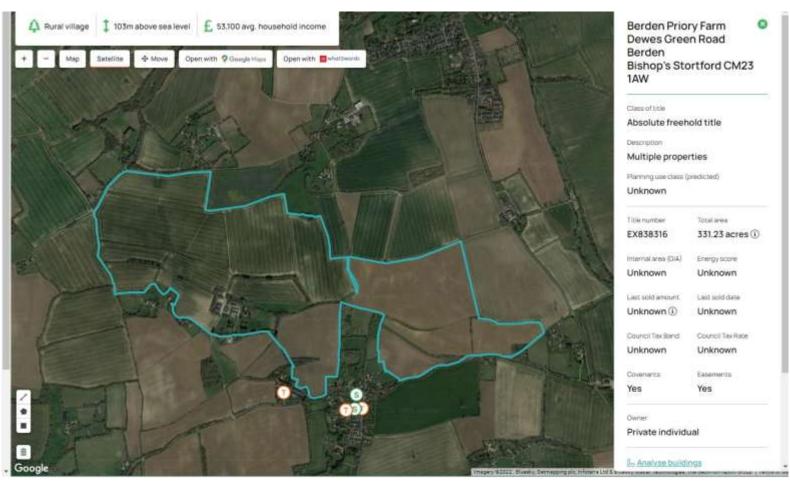
Description	Title Number	Acreage
Berden Priory Farm, Dewes Green Road, Berden	EX838316	331.23 acres
Land on the South side of Dewes Green Road Berden	EX83949	86.68 acres
Land at Berden Hall Farm, Berden	EX39712	291.87 acres
Total acreage held under these titles		709.78 acres

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)



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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)	
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.

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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 numb ber 2018 and (2)

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

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 ri ed in a Conveyance eptember 1948 made between (1) (Vendor) and (2) (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 Limited (Company) and (2) 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 he title plan dated 25 March 1970 made between (1)
Lloyds Bank Limited (The Bank) and (3
(Purchaser) contains restrictive covena

NOTE: Copy filed.

4 (10.07.2009) The land is subject to the rig between (1) (Grantors) a

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 i between (1) (Transferor).

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 between (1)



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 land the number of the land edged and land the number of the title plan dated 6 May 1957 made between (1) (Vendor) and (2) The Saffron Walden Rural District Counsels.

NOTE: Copy filed.

End of register

Map of Land under title EX839349

(86.68 acres)



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.

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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)	
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.

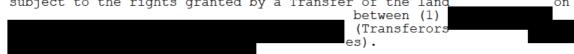
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A: Property Register

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 on between (1)



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 edeged and numbered AA193 on the ovember 2 and (2) and (2) ranted by

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



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.

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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)	
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.

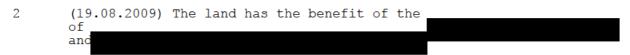
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A: Property Register

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.



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 lan k on between (1)

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 6 between (1) (Transferor

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_____

subject to the rights granted by a Tra

NOTE: Copy filed.

6 (22.02.2010) The land has the benefit of the rights reserved by a Conveyance of the land edged and numb

30 April 1964 made between (1)

(Vendors) and (2) Central Electors.

NOTE: - Copy filed.

7 (22.02.2010) The land has the benefit of the rights reserved by a Conveyance of the land edged and numbere tween (1) (Vendors) (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

- (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
- 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.
- (03.08.2017) RESTRICTION: No disposition of the part of the registered 4 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
 Lease dated 26 June 2017 made between (1)
 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.

(19.08.2009) The land tinted blue on the title plan is subject to the following rights reserved by $_{ t hereof}$ and other 1(Vendor) and (2) between (1) (Purchaser):

"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 blu d other land da owing covenants:-

"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 whosesoever 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 rig between (1) (Grantors) a

NOTE: Copy filed.

5 (19.08.2009) The land is subject to the rights granted by a Transfer of the land tin between (1)

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 Marc (2)

NOTE: Copy filed under EX848662.

8 (23.11.2016) UNILATERAL NOTICE affecting the land tinted brown on the title plan i between (1) Limited. ent dated 15 July 2016 made and (2) Statera Energy

NOTE: Copy filed.

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

dated 20 December 2017 made between (1) and (2) Pelham Storage Limited the term the 7 of land at Berden Hall Farm referred to in the

C: Charges Register continued

schedule of leases hereto were varied.

NOTE: Copy Deed filed under EX958121.

Schedule of notices of leases

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

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