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# Official copy of register of title

Title number EX361671

Edition date 13.05.2013

- This official copy shows the entries on the register of title on 08 JAN 2024 at 13:28:12.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 08 Jan 2024.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Peterborough Office.

## A: Property Register

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

ESSEX : UTTLESFORD

- 1 (13.10.1987) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land on the north side of Stansted Road, Elsenham, Bishop's Stortford.
- 2 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.
- 3 The land has the benefit of the following rights reserved by the Transfer dated 27 July 1990 referred to in the Charges Register:-

"EXCEPT AND RESERVED unto the Transferor and his successors in title for the benefit of the Transferor's retained land shown edged green on plan number 2 annexed hereto ("the Vendor's retained land") as specified in the Second Schedule hereto"

### "Exceptions and Reservations

(Reserved to the Transferor)

(a) The right to develop or otherwise deal or use the Transferor's retained land or any part thereof notwithstanding the right to light and air to the property may be otherwise prejudiced

(b) The right within eighty years from the date hereof to lay or cause to be laid under a three metre strip of land the approximate position of which is shown by a yellow line on plan number 3 annexed hereto such pipes wires cables or other conduits for the passage and running of water soil gas and/or electricity to and from the property to the roadway known as Stansted Road"

NOTE: The land shown edged green referred to comprises the remainder of the land in this title. The yellow line on plan No. 3 referred to is tinted yellow and tinted brown and tinted yellow hatched blue on the title plan.

- 4 The land has the benefit of the following rights reserved by a Transfer of the land edged and numbered EX434873 in green on the title plan dated 2 November 1990 made between (1) [REDACTED] (Transferor) and

## A: Property Register continued

(2) [REDACTED] -

"EXCEPT AND RESERVED in favour of the Transferor's retained land shown edged in green on the said plan bound up within or any part thereof the right to develop or otherwise deal or use such retained land notwithstanding that the right to light and air to the land hereby transferred may be otherwise prejudiced"

NOTE: The land edged green referred to is the land remaining in this title.

## 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 (13.05.2013) PROPRIETOR: [REDACTED] of [REDACTED]  
[REDACTED]
- 2 (13.05.2013) The price stated to have been paid on 13 May 2013 was £1,000.
- 3 (13.05.2013) 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 The land is subject to rights of drainage.
- 2 The land tinted blue on the title plan is subject to rights of way.
- 3 The land is subject to the following rights granted by a Conveyance of Alsa Wood Cottage adjoining the northern boundary of the land in this title dated 30 April 1979 made between (1) Barclays Bank Trust Company Limited (Vendor) and (2) [REDACTED] (Purchaser):-  
  
"TOGETHER with:  
  
(a) full right and liberty for all purposes connected with the use occupation and enjoyment of the Premises and the adjoining property already vested in the Purchaser at the date hereof ("the adjoining property") at all times and with or without horses or other animals carts carriages wagons motor lorries and other vehicles of every description laden and unladen to go and return over the roadway now or within the perpetuity period to be laid over the land the route of which is shown coloured blue on the Plan No.2 annexed hereto  
  
(b) the right at all times in fee simple to retain a water pipe under part of the land the ownership of which is retained by the Vendors the approximate position of which pipe is shown coloured red on Plan 2 annexed hereto and use the same for the supply of water from the connection with the main water pipe in Elsenham Road aforesaid and the further right and liberty to enter on to such land and break up the same for the purpose of inspecting cleansing renewing repairing relaying and maintaining such pipe the person so entering making good all damage caused to such land by such entry and work  
  
(c) the right at all times in fee simple to retain or to permit the relevant electricity and other statutory undertakers to retain and use on such lands retained by the Vendors the existing overhead electric and telephone wires and ancillary poles and stays on parts of such land (and any wires poles and stays in substitution therefor) for the supply to the Premises alone of electricity and telephone services at all

## C: Charges Register continued

times and for entry to inspect and where necessary repair the same to the end and intent that such rights shall be forever appurtenant to the Premises and the adjoining property

TOGETHER ALSO with a right of way at all times and for all purposes either with or without animals carts carriages wagons motor lorries and other vehicles over and along the roadway coloured purple on Plan No. 2 leading to and from the main Elsenham to Stansted Road insofar as the same is within property owned by the trustees."

NOTE: Copy Plan No. 2 filed.

- 4 The land is subject to the following rights granted by a Transfer of the land edged and numbered EX395432 in green on the title plan dated 8 November 1988 made between (1) [REDACTED] (Transferor) and (2) [REDACTED] (Transferees):-

"together with the rights referred to in the First Schedule.

### FIRST SCHEDULE

(hereinbefore referred)

A. UPON a roadway of 6 metres width or thereabouts being constructed within 80 years of the date hereof and, in the approximate position of the oil pipeline now passing under the Transferor's retained land, the Transferor will grant a right of way to the Transferees upon the said roadway, with or without vehicles and at all times, subject only to the Transferees or their successors in title contributing one half to the repair, maintenance and upkeep of the said roadway

B. UPON the Transferor laying or causing to be laid upon his retained land pipes, wires, cables or other conduits for the provision and running of water, soil, gas and electricity, the Transferees shall have the right to connect up to such services for the free passage and running of water, soil, gas and electricity and the right of entry thereon for the purpose of making any necessary repairs or alterations subject only to:

(i) the Transferees contributing a fair and reasonable proportion of the cost of the repair, maintenance and upkeep of such services and

(ii) the Transferees making good any damage done to the Transferor's retained land in respect of their entry thereon as aforesaid."

NOTE: The retained land referred to is the land remaining in this title.

- 5 The land is subject to the following rights granted by a Transfer of the land edged and numbered EX427589 in green on the title plan dated 27 July 1990 made between (1) [REDACTED] (Transferor) and (2) [REDACTED] (Transferees):-

"TOGETHER WITH the rights specified in the Third Schedule hereto"

### "THE FIRST SCHEDULE

The right for the Transferees and their successors in title and all others similarly entitled to lay or cause to be laid upon a three metre strip of land the approximate position of which is shown by a yellow line on plan number 1 such pipes wires cables or other conduits for the passage and running of water soil gas and/or electricity to and from the property to the roadways known as Stansted Road and the right of entry thereon for the purpose of making any necessary repairs or alterations subject only to the Transferees making good any damage done on the Transferor's retained land in respect of their entry thereon as aforesaid and further SUBJECT TO the Transferees giving to the Transferor twenty-one days written notice of their intention to undertake such work"

NOTE: The yellow line on plan No. 1 referred to is tinted yellow on the title plan.



## C: Charges Register continued

- 6 The land is subject to the following rights granted by a Transfer of the land edged and numbered EX430424 in green on the title plan dated 14 August 1990 made between (1) [REDACTED] (Transferor) and (2) [REDACTED] and others (Transferees):-

"together with the rights referred to in the First Schedule"

### "THE FIRST SCHEDULE

(hereinbefore referred to)

(I) The right of way over the track shown coloured blue on the plan number 3 bound up within at all times and for all purposes with or without vehicles.

(II) The right for the Transferees and their successors in title within eighty years of the date hereof to lay of cause to be laid under a three metre strip of land the approximate position of which is shown by a yellow line on the plan number 4 bound up within such pipes wires cables or other conduits for the passage and running of water, soil, gas and/or electricity to and from the land hereby transferred to the roadway known as Stansted Road subject to the Transferees making good any damage done to the retained land in respect of any such entry and further subject to the Transferees giving to the Transferor twenty one days written notice of their intention to undertake such work"

NOTE: The track coloured blue referred to is tinted blue on the title plan. The yellow line referred to is tinted yellow and tinted yellow hatched blue on the title plan.

- 7 (01.10.2003) The land is subject to the following rights granted by a Deed dated 22 September 2003 made between (1) [REDACTED] (First Owner) and (2) [REDACTED] (Second Owner):-

"The First Owner hereby grants to the Second Owner for the benefit of the Second Property full right and liberty for all purposes connected with the use and occupation and enjoyment of the Second Property at all times and for all purposes and with or without horses or other animals, carts, carriages, wagons, motor lorries and other vehicles of every description laden and unladen to go and return over the area shown coloured brown on the plan and more particularly shown coloured blue on the aforementioned title of the First Property, SUBJECT TO the Second Owner their successors in title, heirs and assigns contributing a due proportion according to user towards the upkeep, maintenance and repair of the area shown coloured brown on the plan."

NOTE 1: The Second Property referred to is shown edged and numbered EX427589 in green on the title plan

NOTE 2: The area shown coloured brown referred to is tinted blue on the title plan

NOTE 3: The First Property referred to comprises the land remaining in this title.

End of register