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Official copy of register of title

Title number EX434873

Edition date 06.01.2017

- This official copy shows the entries on the register of title on 08 JAN 2024 at 13:30:42.
- 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, Stansted.
- 2 (10.01.1991) The land has the benefit of the following rights granted by but is subject to the following rights reserved by a Transfer of the land in this title dated 2 November 1990 made between (1) [REDACTED] (Transferor) and (2) [REDACTED] (Transferees):-

"TOGETHER WITH a right of way to and from the Property at all times and for all purposes with or without vehicles upon the track shown coloured blue on the filed plan of the above-mentioned title number 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 and further"

NOTE 1: The above mentioned title number is EX361671 and the track shown coloured blue referred to is tinted brown on the filed plan

NOTE 2: The land edged green is the land retained by the Vendor.

- 3 The Transfer dated 2 November 1990 referred to above contains the following provision:-

"IT IS HEREBY AGREED and DECLARED that notwithstanding the provisions of section 62 of the Law of Property Act 1925 no rights easements quasi-rights quasi-easements or privileges are granted to the Property other than those specifically referred to herein"
- 4 (23.12.2008) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.
- 5 (06.01.2017) 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.

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 (10.01.1991) PROPRIETOR: [REDACTED]
[REDACTED] of [REDACTED]
[REDACTED]
- 2 (10.01.1991) A Transfer dated 2 November 1990 made between (1) [REDACTED]
[REDACTED] (Transferor) and (2) [REDACTED]
[REDACTED] contains Purchasers' personal covenants details of which are set out in the schedule of personal covenants hereto.

Schedule of personal covenants

- 1 The following are details of the personal covenants contained in the Transfer dated 2 November 1990 referred to in the Proprietorship Register:-

"2. THE TRANSFEREES hereby jointly and severally covenant with the Transferor as follows:-

(a) To observe and perform the covenants and other matters contained or referred to in entries number 1-4 of the Charges Register of the above mentioned title so far as the same still subsist and affect the Property and to indemnify the Transferor and his estate and effects from and against all costs claims actions and demands whatsoever in respect of any future breach non-observance or non-performance thereof

(b) For the benefit of the Transferor's retained land within two months of the date hereof to commence to construct and thereafter diligently to complete an earthen mound of sufficient structure to act as a stock barrier upon such boundaries of the Property marked with an inward facing 'T' on Plan No 1 and thereafter to maintain such in good condition"

NOTE: The 'T' marks referred to are reproduced on the filed plan.

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 is subject to the following rights granted by a Conveyance of Alsa Wood Cottage dated 30 April 1979 made between (1) Barclays Bank Trust Company Limited (Vendor) and (2) [REDACTED]
[REDACTED] (Purchaser):-

"TOGETHER WITH:

.....
..

(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

C: Charges Register continued

(and any wires poles and stays in substitution therefor) for the supply to the Premises alone of electricity and telephone services at all 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

NOTE: Copy plan no 2 filed under EX361671.

- 3 (06.01.2017) The land is subject to the following rights that are granted by a Transfer of the land edged and numbered EX948290 in green on the title plan dated 25 November 2016 made between (1) [REDACTED] and (2) NB Investments (UK) Limited and affect the registered land:-

"A right of way with and without vehicles over and along the first 30 metres (measure from Stansted Road) of the Retained Land at all times for all purposes in connection with the permitted use of the Property."

NOTE: The Retained Land referred to is the land in this title.

End of register