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Applications are pending in HM Land Registry, which have not been completed against this title.



Official copy of register of title

Title number EX948290

Edition date 27.09.2021

- This official copy shows the entries on the register of title on 21 NOV 2022 at 10:58:12.
- 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 (10.01.1991) 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 included the land in this title. The yellow line referred to is tinted yellow, tinted mauve and tinted yellow hatched blue on the title plan.

- 3 (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 and other land dated 2 November 1990 made between (1) [REDACTED] (Transferor) and (2) [REDACTED] (Transferees):-

A: Property Register continued

"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 title plan

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

- 4 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"

- 5 (06.01.2017) The land has the benefit of any legal easements granted by a Transfer of the land in this title dated 25 November 2016 made between (1) [REDACTED] and (2) NB Investments (UK) Limited.

NOTE: Copy filed.

- 6 (06.01.2017) The Transfer dated 25 November 2016 referred to above contains a provision excluding the operation of section 62 of the Law of Property Act 1925 as therein mentioned.

- 7 (27.09.2021) 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.

- 8 (27.09.2021) The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered AA32618 in green on the title plan dated 15 September 2020 made between (1) NB Investments (UK) Limited, [REDACTED] and (2) NB Investments (UK) Limited but is subject to any rights that are granted by the said deed and affect the registered land.

NOTE: Copy filed under AA32618.

- 9 (27.09.2021) The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered AA32623 in green on the title plan dated 23 September 2020 made between (1) NB Investments (UK) Limited, [REDACTED] and (2) NB Investments (UK) Limited but is subject to any rights that are granted by the said deed and affect the registered land.

NOTE: Copy filed under AA32623.

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 (26.11.2020) PROPRIETOR: NB INVESTMENTS (UK) LIMITED (Co. Regn. No. 03050622) of Highlands, Friars, Braughing, Ware SG11 2NS and [REDACTED] of [REDACTED]

- 2 (06.01.2017) The price stated to have been paid on 25 November 2016 was £340,000.

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] (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 (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 The land is subject to the following rights granted by a Transfer of land lying to the East and North-East of the land in this title 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 thereabout 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 land in this title forms part of the retained land referred to. The oil pipeline referred to is tinted yellow on the title plan so

C: Charges Register continued

far as the land in this title is affected.

- 4 The land is subject to the following rights granted by a Transfer of land adjoining the North-Western boundary of the land in this title dated 27 July 1990 made between (1) [REDACTED] (Transferor) and (2) [REDACTED] (Transferees):-

"TOGETHER WITH the rights specified in the First 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 roadway 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 twentyone days written notice of their intention to undertake such work"

NOTE: The yellow line referred to is tinted yellow on the title plan so far as the land in this title is affected.

- 5 The land is subject to the following rights granted by a Transfer of land lying to the North West of the land in this title 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)

.....

(II) The right for the transferees and their successors in title within eighty years of 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 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 yellow line referred to is tinted yellow on the title plan so far as the land in this title is affected.

End of register