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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 HD41294

Edition date 31.03.2026

- This official copy shows the entries on the register of title on 21 MAY 2026 at 10:44:00.
- 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 Oct 2026.
- 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, Leicester Office.

A: Property Register

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

HERTFORDSHIRE : HERTSMERE

1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 2 to 28 (even numbers) High Street and land at the back, St Mary's Vicarage and Garages at the back of 1 to 7 Princes Parade, Potters Bar.

2 The Conveyance dated 12 November 1907 of the land tinted pink on the filed plan referred to in the Charges Register contains the following reservations:-

"Except and reserving unto the Vendor his heirs and assigns and his and their Lessees the right of liberty set forth in the First Schedule hereto.

THE FIRST SCHEDULE above referred to

Full liberty to build or erect at any time hereafter any houses or buildings on any part of the land of the Vendor lying to the west side of the premises hereby conveyed and with all such windows and openings for light and air and in such manner in all respects as the Vendor his heirs and assigns and his or their lessees may think fit without any consent whatever on the part of the Purchaser his heirs or assigns or any person deriving title under him or them being required to any such buildings or erections or any right on his or their part to object thereto or claim compensation on the ground of any interference with the access of light or air to the premises hereby conveyed or otherwise."

3 The Conveyance dated 3 August 1982 referred to in the Charges Register is expressed to grant the following rights for the benefit of the land tinted yellow on the filed plan:-

"Such rights of way and drainage as exist over and along the roadway shown coloured green on the said plan".

NOTE: The roadway coloured green referred to is tinted brown on the filed plan.

4 The land edged brown on the filed plan has the benefit of a right of way over the land edged mauve on the filed plan.

5 (10.04.1995) The land edged and lettered A in red on the title plan

A: Property Register continued

added to the title on 10 April 1995.

- 6 (10.04.1995) The land tinted green on the filed plan is not included in this title.
- 7 (22.06.2017) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

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 (11.02.2000) PROPRIETOR: CANADA LIFE LIMITED (Co. Regn. No. 973271) of Level 37 22 Bishopsgate, London EC2N 4BQ.
- 2 (31.03.2026) The proprietor's address for service has been changed.

C: Charges Register

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

- 1 A Conveyance of the land tinted pink on the filed plan dated 12 November 1907 made between (1) Henry George Watkins and (2) Horace Walter Tilbury contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 A Conveyance of the part edged and numbered 3 in blue on the filed plan and other land dated 2 December 1907 made between (1) Henry George Watkins (Vendor) and (2) Frank William Prentice (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 3 A Conveyance affecting the land edged brown on the filed plan dated 27 May 1935 made between (1) The Reverend Andrew Bowring Crispin Robinson (Incumbent) (2) The Governors of the Queen Anne's Bounty and (3) Elizabeth Raeburn Belfrage (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 4 A Transfer of the land hatched mauve on the filed plan dated 21 May 1979 made between (1) Hertsmere Borough Council and (2) The C.L.G.B. Property Company Limited contains restrictive covenants.

NOTE: Original filed under MX355405.

- 5 The land hatched mauve on the filed plan is subject to the right excepted and reserved by the Transfer dated 21 May 1979 referred to above.
- 6 A Conveyance of the land tinted yellow on the filed plan dated 3 August 1982 made between (1) The Reverend John Jefferies Stratton (Incumbent) (2) Church Commissions for England (Commissioners) and (3) the C.L.G.B. Property Company Limited contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 7 The land tinted yellow on the filed plan is subject to the following rights reserved by the Conveyance dated 3 August 1982 referred to above:-

"EXCEPT AND RESERVED unto the Incumbent and his successors and the London Diocesan Board of Finance Limited (hereinafter called "the Board")

(i) full and free right and liberty without obtaining the consent of or making any compensation to the Purchaser or other the owner or owners occupier or occupiers for the time being of the property hereby conveyed to deal in any manner whatsoever with any of the land belonging to the Incumbent or to the Board adjoining opposite or near to the said property hereby conveyed and to erect and maintain or

C: Charges Register continued

suffer to be erected or maintained on such adjoining opposite or neighbouring land any buildings whatsoever whether such buildings shall or shall not affect or diminish the light or air which may now or at any time or times hereafter be enjoyed for or in respect of the property hereby conveyed or any buildings for the time being thereon and (ii) the free flow of water and soil or other services to or from any adjoining land belonging to the Incumbent or to the Board through any drains watercourses pipes wires or cables now existing in the property hereby conveyed or substituted therefor by the Purchaser"

8 A Conveyance of the land tinted blue on the filed plan dated 3 August 1982 made between (1) The London Diocesan Fund (Vendor) and (2) The C.L.G.B. Property Company Limited contains covenants details of which are set out in the schedule of restrictive covenants hereto.

9 The land tinted blue on the filed plan is subject to the following rights reserved by the Conveyance dated 3 August 1982 referred to above:-

"EXCEPT AND RESERVED unto the Vendor

(i) full and free right and liberty without obtaining the consent of or making any compensation to the Purchaser or other the owner or owners occupier or occupiers for the time being of the said land to deal in any manner whatsoever with any of the land belonging to the Vendor adjoining opposite or near to the said land and to erect and maintain or suffer to be erected or maintained on such adjoining opposite or neighbouring lands any buildings whatsoever whether such buildings shall or shall not affect or diminish the light or air which may now or at any time or times hereafter be enjoyed for or in respect of the said land or any buildings for the time being thereon

(ii) the free flow of water and soil or other services to or from any adjoining land belonging to the Vendor through any drains watercourses pipes wires or cables now existing in the said land or substituted thereof by the Purchasers.

10 The land hatched blue on the filed plan is subject to such restrictive covenants as may have been imposed thereon before 25 November 1985 and are still subsisting and capable of being enforced.

11 By a Deed dated 20 December 1985 and made between (1) The Reverend John Jefferies Stratton (2) The Church Commissioners for England (3) The St Albans Diocesan Board of Finance and (4) Canada Life Assurance Company the covenant contained in clause (iv) of the Conveyance of the land tinted yellow on the filed plan dated 3 August 1982 referred to above was expressed to be released. The Deed also contained a new covenant in substitution therefore, details of which are set out in the schedule of restrictive covenants hereto.

12 The land is subject to the rights granted by a Deed of Grant dated 16 May 1990 made between (1) The Canada Life Assurance Company (2) National Westminster Bank PLC and (3) Eastern Electricity PLC.

NOTE: Copy filed.

13 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.

14 The parts of the land affected thereby are subject to the following rights granted by the Lease of an electricity sub station site dated 16 April 1992 referred to in the Schedule of Leases hereto:-

"TOGETHER first (subject to the provisions of Clause 4.2 hereof) and (except in case of emergency) subject to giving the Lessor reasonable prior notice of the wish to exercise the said right and notice of the Company's actual presence on the demised land on each of the day or days in question with full right and liberty for the Company and all persons properly authorised by it (in common with the Lessor its tenants licensees occupiers agents and employees and all others authorised by it) to pass and repass at all reasonable times and at any time in case of emergency with or without vehicles to and from the demised land for the purposes or inspecting maintaining repairing

C: Charges Register continued

renewing altering or removing any electric and other machinery apparatus wires and cables placed by the Company on in or under the demised land and complying with its covenants in Clause 5(iii) and (v) hereof over and along the land shown by a black dot screen and black cross hatching on the said site plan AND TOGETHER ALSO secondly (subject as aforesaid) with full right and liberty for the Company to lay maintain inspect renew use alter and remove electric cables and lines and conduits or pipes for containing the same where reasonably necessary under the said land shown by black cross hatching on the said site plan and so far as is reasonably necessary and (subject as aforesaid) and subject also to giving the Lessor at least seven days' prior written notice (except in the case of emergency) and also notice of the Company's actual presence on the said land on each of the day/days in question to enter thereon and break up the surface thereof so far as necessary from time to time for the purpose of laying and thereafter for the purpose of relaying repairing maintaining altering and removing the said electric cables and lines and conduits or pipes AND TOGETHER ALSO thirdly (subject as aforesaid) with full right and liberty for the Company to open the double leaf access gates on the southern boundary of the demised land outwards over the said land shown by a black dot screen and by black cross hatching on the said site plan (all which said rights are together hereinafter referred to as "the said rights."

NOTE: The black dot screen and the black cross hatching referred to are shown by yellow edging and brown hatching respectively on the filed plan in so far as they affect the land in this title.

- 15 (10.04.1995) The land edged and lettered A in red on the filed plan is included in the Conveyance dated 27 May 1935 referred to above and forms part of the land coloured green referred to therein.
- 16 (10.04.1995) The land edged and lettered A in red on the filed plan is subject to rights of way.
- 17 (10.04.1995) The land edged and lettered A in red on the filed plan is subject to the rights granted by a Deed dated 19 December 1972 made between (1) The Ellerman Property Trust Limited and (2) Ronald John Warrington, Kenneth Roy Warrington and Colin Towers.

NOTE: Original filed under MX70553(HD)

- 18 (17.11.2011) UNILATERAL NOTICE in respect of a Lease of Ground, First and Second Floors, Maple House dated 24 March 2010 made between (1) Canada Life Limited (2) Regus (Potters Bar High Street) Limited and (3) Regus (UK) Limited for a term commencing on and including 25 March 2010 and expiring on and including 24 March 2015.
- 19 (17.11.2011) BENEFICIARY: Regus (Potters Bar High Street) Limited (Co. Regn. No. 6954762) of 3000 Hillswood Drive, Chertsey, Surrey KT16 0RS.
- 20 (08.10.2014) The land is subject to the easements granted by a lease dated 2 September 2014 of Seventh Floor and part of the Lower Ground Floor, Maple House for a term from and including 29 September 2013.

NOTE: Copy filed

- 21 (08.10.2014) The land is subject to the easements granted by a lease dated 2 September 2014 of Ninth Floor, Maple House for a term from and including 29 September 2013.

NOTE: Copy filed

- 22 (08.10.2014) The land is subject to the easements granted by a lease dated 2 September 2014 of Eighth Floor, Maple House for a term from and including 29 September 2013 .

NOTE: Copy filed

- 23 (08.12.2015) The land is subject to the easements granted by a lease dated 24 August 2015 of part third floor Maple House for a term of 5 years from and including 24 August 2015 to and including 23 August 2020.

NOTE: Copy filed.

C: Charges Register continued

- 24 (05.09.2016) The land is subject to the easements granted by a lease dated 5 August 2016 of Part of Seventh Floor and Part Lower Ground Floor, Maple House for a term from and including 24 June 2016 up to and including 23 June 2021.
- NOTE: Copy Lease filed.*
- 25 (25.10.2019) UNILATERAL NOTICE affecting the land in this title in respect of landlords restrictive covenants contained in a lease dated 24 July 2015 made between (1) Canada Life Limited and (2) Regus (Potters Bar High Street) Limited for a term of ten years to and including 24 March 2025.
- NOTE: Copy filed under HD545927.*
- 26 (25.10.2019) BENEFICIARY: Potters Bar High Street Centre Limited (Co. Regn. No. 06954762) of 1 Burwood Place, London W2 2UT.
- 27 (03.07.2020) The parts of the land affected thereby are subject to the rights granted by a Lease of Maple House (third floor) dated 11 June 2020 referred to in the schedule of leases hereto.
- NOTE: Copy lease filed.*
- 28 (27.02.2023) Lease dated 20 February 2023 of the land edged and numbered 4 in blue on the title plan (Part of) to H & R Clothing Ltd for a term of years from and including 1 March 2023 up to and including 28 February 2027.
- NOTE:-Copy filed.*
- 29 (17.04.2024) The title is subject to the easements granted by a lease of part lower ground and whole of fourth, sixth, seventh and eighth floors, Maple House dated 27 March 2024 made between (1) Canada Life Limited and (2) CLFIS (UK) Limited for a term of 5 years from and including 2 January 2024 to and including 1 January 2029.
- NOTE: Copy filed.*
- 30 (22.04.2025) UNILATERAL NOTICE in respect of an Agreement dated 17 April 2025 made between (1) Canada Life Limited and (2) Chase Canada Limited relating to the purchase of the property contained in a contract.
- 31 (22.04.2025) BENEFICIARY: Chase Canada Limited (Co. Regn. No. 16266299) of Jasmine House, 8 Parkway, Welwyn Garden City, AL8 6HG.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 12 November 1907 referred to in the Charges Register:-
- "AND the Purchaser for himself and his assigns and with intent to bind all person in whom the said land and hereditaments shall for the time being be vested hereby covenants with the Vendor his heirs and assigns the owner or owners Lessees or tenants for the time being of the adjoining lands of the Vendor or any part thereof that he the Purchaser his heirs and assigns and all persons deriving title under him or them will at all times hereafter observe and perform the stipulations and conditions set forth in the Second Schedule hereunder written and will not do or suffer to be done anything contrary thereto.
- THE SECOND SCHEDULE ABOVE REFERRED TO
1. The Purchaser shall erect and for ever after at his own expense maintain a good and sufficient hedge fence or division along the Western side of the land hereby conveyed.
2. No building to be erected upon the said land hereby conveyed or any part thereof shall at any time hereafter be used for any offensive noisy or dangerous trade business pursuit or occupation nor for any purpose which shall or may be or grow to be in any way a nuisance damage grievance or annoyance to the Vendor his heirs or assigns or his

Schedule of restrictive covenants continued

or their tenants or the owners or tenants of any of the adjoining property or any of them or to the neighbourhood or which may be calculated to depreciate or lessen the value of the Vendor's property for residential purposes.

3. No windows or lights which may be placed in any houses or buildings in accordance with the right of liberty set forth in the First Schedule hereto or the access of light or air thereto shall at any time hereafter be in any manner stopped obstructed or interfered with by the Purchaser his heirs or assigns or his or their lessors or tenants."

- 2 The following are details of the covenants contained in the Conveyance dated 2 December 1907 referred to in the Charges Register:-

"The Purchaser for himself his heirs executors administrators and assigns doth hereby covenant with the Vendor his heirs executors administrators and assigns that no building to be erected on the land and premises hereby conveyed or any part thereof shall be used for any offensive noisy or dangerous trade business pursuit or occupation or any purpose which shall or may be or grow to be in any way a nuisance or annoyance to the Vendor his heirs or assigns or his or their Tenants or to the owners or tenants of any of the adjoining property or any of them."

- 3 The following are details of the covenants contained in the Conveyance dated 27 May 1935 referred to in the Charges Register:-

"THE Purchaser for the benefit and protection of the land coloured yellow on the said plan hereby covenants with the Incumbent and his successors in title and assigns or other the owner or owners for the time being of the said land coloured yellow that she the purchaser and her successors in title or other the owner or owners for the time being of the land hereby assured.

(a) Will immediately she has entered into possession of the said land coloured pink at her own expense in all respects build and for ever maintain in a good condition and state of repair a substantial brick wall not less than six feet high along the north south and west boundaries of the said land as abut on other property belonging to the Benefice so as to enclose the land hereby assured from the Glebe.

(b) Will similarly at her own expense in all respects maintain forever in a good condition and state of repair the roadway over the strip of land twenty feet or thereabouts in width (coloured green on the said plan annexed hereto) and situate on the north of the land coloured pink on the said plan.

(c) Will erect no shops or buildings nor make any alterations in any buildings on the said land unless the approval in writing of the Incumbent or his successors in title and/or assigns to the plans and drawings including also the position finish and design of such proposed building or alteration shall have been obtained."

NOTE: The land coloured yellow referred to lies to the west of the land edged brown on the filed plan. The land cross hatched brown on the filed plan is part of the land coloured green on the conveyance plan.

- 4 The following are details of the covenants contained in the Conveyance of the land tinted yellow on the filed plan dated 3 August 1982 referred to in the Charges Register:-

"The Purchaser to the intent and so as to bind (so far as practicable) the property hereby conveyed into whosoever hands the same may come and to benefit and protect the said adjoining and neighbouring land belonging to the Incumbent and to the Board and each and every part thereof hereby covenants with the Incumbent and his successors and the Board and its successors in title and also by way of separate covenant with the Commissioners as follows:-

(i) that the Purchaser will not at any time hereafter call or designate the property hereby conveyed or any part thereof or permit the same to be called or designated by any name which might suggest that the said property is owned or occupied by the incumbent for the time being of the said Benefice

Schedule of restrictive covenants continued

(ii) that neither the property hereby conveyed or any part thereof nor any existing or future building thereon or on any part thereof shall at any time hereafter be used as or for a place of amusement hotel tavern inn or public house nor shall any spirituous or fermented liquors at any time be sold in or upon the same property or any part thereof and that no act deed matter or thing shall at any time be done suffered or permitted in or upon the property hereby conveyed or any part thereof which may be or become a nuisance annoyance or disturbance to the Incumbent for the time being of the said Benefice or his successors or the Board and its successors in title or which may tend to depreciate or lessen the value of the adjoining and neighbouring property belonging to the Incumbent or to the Board

(iii) that no act deed matter or thing shall at any time be done suffered or permitted in or upon the property hereby conveyed or any part thereof which may be or become a nuisance annoyance or disturbance to the Minister for the time being conducting or the congregation attending divine service in the Parish Church of St. Mary the Virgin and All Saints Potters Bar or the Churchyard surrounding the same

(iv) that the Purchaser will not use or suffer the Property hereby conveyed to be used other than for residential purposes or for the purpose of providing recreational and/or training facilities for the employee of the Purchaser or its successors in title or of any holding company or subsidiary (as defined by S.154 of the Companies Act 1948) of the Purchaser or its successors in title"

- 5 The following are details of the covenants contained in the Conveyance of the land tinted blue on the filed plan dated 3 August 1982 referred to in the Charges Register:-

"THE Purchaser to the intent that the covenants hereinafter contained shall bind the said land into whosoever hands the same may come and for the benefit and protection of the adjoining and neighbouring lands now belonging to the Vendor and each and every part thereof hereby for itself and its successors in title covenants with the Vendor as follows:-

(A) that neither the said land nor any part thereof nor any existing or future building thereon or on any part thereof shall at any time hereafter be used as or for a place of amusement hotel tavern inn or public house nor shall any spirituous or fermented liquors at any time be sold in or upon the said land or any part thereof and that no act deed matter or thing shall at any time be done suffered or permitted in or upon the said land or any part thereof which may be or become a nuisance annoyance or disturbance to the Vendor or its tenants or to the Incumbent for the time being of the Benefice of St. Mary the Virgin and All Saints Potters Bar or his successors or which may tend to depreciate or lessen the value of the adjoining and neighbouring property belonging to the Vendor

(B) that no act deed matter or thing shall at any time be done suffered or permitted in or upon the said land or any part thereof which may be or become a nuisance annoyance or disturbance to the Minister for the time being conducting or the congregation attending divine service in the Parish Church of St. Mary the Virgin and All Saints Potters Bar or the churchyard surrounding the same"

- 6 The following are details of the covenants contained in the Deed dated 20 December 1985 referred to in the Charges Register:-

"The Company to the intent and so as to bind (so far as practicable) the premises into whosoever hands the same may come and to benefit and protect the land belonging to the Incumbent and the Board and each and every part thereof covenants with the Incumbent and his successors and the Board and its successors in title and also by way of separate covenant with the Bishop of the said Diocese in his corporate capacity and not on behalf of the said Benefice to observe and perform the new covenant (hereinafter called "the new covenant") set out in the Fifth Schedule hereto to the intent that the Conveyance shall henceforth be read as if the new covenant were included therein in place of the covenant

Schedule of restrictive covenants continued

The parties hereto hereby declared that the remaining covenants shall remain in full force and effect but shall not operative so as to prevent the use of the premises for the purposes of a car park

THE FIFTH SCHEDULE hereinbefore mentioned

(iv) that the Purchaser will not use or suffer the property hereby conveyed to be used other than for residential purposes car parking purposes or for the purpose of providing recreational and/or training facilities for the employees of the Purchaser or its successors in title or of any holding company or subsidiary (as defined by S.736) of the Companies Act 1985) of the Purchaser or its successors in title."

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	14.07.1992 Edged and No'd 2 in blue NOTE: See entry by this lease	Electricity Sub-Station on the west side of High Street, Potters Bar in the Charges Register relating to the rights granted	16.04.1992 99 years from 1.5.1986	HD298181
2	14.08.2015 Edged and numbered 4 in blue (part of)	Maple House (ground, first and second floors)	24.07.2015 from and including 25 March 2015 for a term of ten years to and including 24 march 2025	HD545927
3	06.04.2022 Edged and numbered 6 in blue (part of)	8C and 8D High Street (First and Second floors)	01.04.2022 5 years from and including 3 April 2022 to and including 2 April 2027	
4	12.07.2023 Edged and numbered 4 in blue (part of)	Part of Eleventh Floor, Maple House	26.06.2023 5 years from and including 29 June 2023 up to and including 28 June 2028	
5	17.04.2024 Edged and numbered 4 in blue (part of)	of Part Lower Ground and whole of fourth, sixth, seventh and eighth floors, Maple House	27.03.2024 5 years from and including 2 January 2024 to and including 1 January 2029	

End of register