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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 HD97989

Edition date 22.04.2025

- This official copy shows the entries on the register of title on 31 MAR 2026 at 11:54:20.
- 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 1 to 7 Princes Parade, High Street, Potters Bar.
- 2 The land has the benefit of a right of way over the land tinted brown on the title plan.
- 3 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 (09.06.2009) 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 Canada Life Place, High Street, Potters Bar, Herts, EN6 5BA.

C: Charges Register

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

- 1 A Conveyance of the land in this title and other land dated 27 May 1935 made between (1) The Reverend Andrew Bowring Crispin Robinson (the Incumbent), (2) The Governors of the Queen Anne's Bounty (the Governors) and (3) Elizabeth Raeburn Belfrage (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 The part tinted pink on the title plan is subject to the Purchaser's covenant contained in a Conveyance thereof dated 25 January 1936 made

C: Charges Register continued

between

(1) Eliza Raeburn Belfrage (Vendor)

(2) The London Assurance and

(3) John Ian Hamilton (Purchaser)

so far as the same runs therewith.

Details of the said covenant are contained in the Schedule of Restrictive Covenants annexed hereto.

3 The land tinted blue on the title plan is subject to rights of way.

4 The land 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)

5 (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.

6 (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 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 for ever 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 above lies to the West of the land in this title. Clause (a) above affects the boundaries of the land in this title. The land coloured green on the Conveyance Plan referred to in clause (b) above is coloured blue on the title plan.

2 The following are details of the covenants contained in the Conveyance dated 25 January 1936 referred to in the Charges Register:-

"THE Purchaser for himself and his successors in title hereby further covenants with the Vendor (so that the burden of this covenant shall run with the land and enure for the benefit of the owners and occupiers from time to time of Numbers 1 2 3 4 5 and 6 Princes Parade, Potters Bar aforesaid that the Purchaser and his successors in title will not

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Schedule of restrictive covenants continued

use or permit to be used the said premises for the purpose of any trade or business of a like nature to those for which the premises Numbers 1 2 3 4 5 and 6 Princes Parade aforesaid shall be used within three years from the date hereof PROVIDED THAT nothing contained in this covenant shall be deemed to restrict the user of the said premises for the trade or profession of an Auctioneer Estate Agent Surveyor and Valuer or any other professional purpose."

End of register