

THIS IS A PRINT OF THE VIEW OF THE REGISTER OBTAINED FROM HM LAND REGISTRY SHOWING THE ENTRIES SUBSISTING IN THE REGISTER ON 27 JAN 2019 AT 17:32:52. BUT PLEASE NOTE THAT THIS REGISTER VIEW IS NOT ADMISSIBLE IN A COURT IN THE SAME WAY AS AN OFFICIAL COPY WITHIN THE MEANING OF S.67 LAND REGISTRATION ACT 2002. UNLIKE AN OFFICIAL COPY, IT MAY NOT ENTITLE A PERSON TO BE INDEMNIFIED BY THE REGISTRAR IF HE OR SHE SUFFERS LOSS BY REASON OF A MISTAKE CONTAINED WITHIN IT. THE ENTRIES SHOWN DO NOT TAKE ACCOUNT OF ANY APPLICATIONS PENDING IN HM LAND REGISTRY. FOR SEARCH PURPOSES THE ABOVE DATE SHOULD BE USED AS THE SEARCH FROM DATE.

THIS TITLE IS DEALT WITH BY HM LAND REGISTRY, LEICESTER OFFICE.

TITLE NUMBER: HD261320

There is no application or official search pending against this title.

A: Property Register

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

HERTFORDSHIRE : DACORUM

1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Hightown House, Maylands Avenue, Hemel Hempstead Industrial Estate, Hemel Hempstead (HP2 4XH).

2 The land edged blue on the filed plan has the benefit of the following rights granted by but is subject to the following rights reserved by a Conveyance thereof dated 7 November 1985 made between (1) Commission for the New Towns (Vendor) and (2) Base Metal Products Limited (Purchaser):-

"TOGETHER WITH such rights (if any) as the Property presently enjoys in respect of the free passage and running of water and soil and other services from and to the Property in and through the ditches watercourses culverts sewers drains and other conducting media now or hereafter made or laid in through or under any land adjoining the property but EXCEPTING AND RESERVING unto the Vendor the free passage and running of water and soil from any buildings or land adjoining the Property in and through the ditches watercourses culverts sewers and drains now or hereafter made or laid in through or under the Property and also the right to construct and lay down upon or under and/or through such part of the Property as shall for the time being remain unbuilt upon gas and water mains ditches watercourses culverts sewers and drains and electric light telephone and telegraph poles wires and cables with power from time to time upon giving reasonable notice thereof to the Purchaser or its successors in title to enter such part of the Property as aforesaid for the purpose of constructing and laying the same or for the purpose of examining the state of repair thereof and to repair or renew the same doing as little damage as possible to the Property and making good or paying reasonable compensation for all damage caused thereto in the exercise of the said rights and powers"

3 The Conveyance dated 7 November 1985 referred to above contains the following provision:-

"PROVIDED always and it is hereby agreed as follows:-

(1) The purchaser shall not be entitled to any right of access of light or air to the property or any part thereof or any other right or easement which might restrict or interfere with the free user of any adjoining or neighbouring property of the Vendor for building or any other purpose and

(2) That the Purchaser shall not be entitled to any rights or easements over adjoining or neighbouring property of the Vendor by implication or otherwise and accordingly Section 62 of the Law of Property Act 1925 shall not apply"

4 The land edged brown on the filed plan has the benefit of the following rights granted by but is subject to the following rights reserved by a Conveyance thereof dated 17 April 1989 made between (1) Commission for the New Towns (Vendor) and (2) Andrew Lindsay Scott hendry and Joyce

A: Property Register continued

Nellie Porter (Purchaser):-

"TOGETHER WITH the free and uninterrupted right for the Purchasers and their respective successors in title the owner or owners of the Property and every part or parts thereof and their respective tenants and servants and licensees and (but in common with the Vendors and the owners tenants or occupiers of any adjoining land or premises and others having the like right)

1. To the free and uninterrupted passage and running of water soil drainage gas electricity telephone and other services (if any) to and from the Property through and along all mains pipes sewers drains conduits wires cables and other conducting media which are now or may during the period of 80 years from the date hereof (this being their perpetuity period applicable hereto) to be laid in under or upon any adjoining or neighbouring land or premises of the Vendor

Except and reserving unto the Vendor and its successors in title and to the owners occupiers and tenants of adjoining and neighbouring premises and all others entitled

1. The free and uninterrupted right (in common with the Purchaser and their successors in title the owners and occupiers for the time being of the Property or any part thereof) of passage and running of water soil and effluent drainage gas electricity telephone and any other services to and from adjoining or neighbouring land or premises through and along all mains pipes sewers drains conduits wires cables and other conducting media which are now or may hereafter during the Perpetuity period referred to above be laid in on or through or across the Property or any part or parts thereof and full right and liberty for the Vendor and all others so entitled and thier agents employees and other duly authorised persons from time to time at all reasonable times in the daytime and upon reasonable written notice being given (except in case of emergency) to enter upon the Property or any part thereof with or without workmen and all necessary appliances for the purpose of examining testing maintaining cleansing renewing repairing laying installing attaching altering or replacing any such mains pipes sewers drains conduits wires cables and other conducting media as aforesaid or of making connections or disconnections with or from the same Provided that the person or persons entering shall cause as little damage as possible in the exercise of such rights and shall make good forthwith all damage so caused

2. All rights of light and air and other easements and rights now or hereafter for the Perpetuity period referred to above belonging to or enjoyed by any neighbouring or adjoining land from or over the Property

3. The right to the Vendor and all others so entitled and their respective agents workmen and others together with all necessary appliances on reasonable prior notice (except in case of emergency) to enter onto and upon the Property or any part thereof to execute all necessary repair or alterations or other work to or upon such adjoining or neighbouring premises causing as little damage and inconvenience as reasonably possible and making good to the reasonable satisfaction of the Purchaser any damage to the Property thereby occasioned"

5 The Conveyance dated 17 April 1989 referred to above contains the following provision:-

"PROVIDED always and it is hereby agreed as follows:-

(i) The Purchaser shall not be entitled to any right of access of light or air to the Property or any thereof or any other right or easement which might restrict or interfere with the free user of any adjoining or neighbouring property of the Vendor for building or any other purpose

(ii) That the Purchaser shall not be entitled to any rights or easements other than herein granted over adjoining or neighbouring property of the Vendor by implication or otherwise and accordingly Section 62 of the Law of Property Act 1925 shall not apply"

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 (20.08.2009) PROPRIETOR: Hightown Praetorian and Churches Housing Association Limited (Industrial and Provident Society No. IP18077R) of Hightown House, Maylands Avenue, Hemel Hempstead, Hertfordshire HP2 4XH.
- 2 (20.08.2009) The price stated to have been paid on 11 August 2009 was £5,335,000.
- 3 (20.08.2009) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a certificate signed on behalf of the proprietor by its secretary (or by two trustees, if a charitable trust) or its solicitor or licensed conveyancer that the provisions of section 9 of the Housing Act 1996 have been complied with.
- 4 (20.08.2009) A Transfer of the land in this title dated 11 August 2009 made between (1) State Street Custodial Services (Jersey) Limited and Stralo Limited (Transferors) and (2) Hightown Praetorian and Churches Housing Association Limited (Transferee) contains purchaser's personal covenants.

-NOTE: Copy filed.
- 5 (15.01.2010) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 23 December 2009 referred to in the Charges Register or their conveyancer or an individual identified as an authorised signatory.
- 6 (04.03.2010) 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 and other land dated 29 September 1936 made between (1) William Beecham (Vendor) and (2) Robert Beadle (Purchaser) contains the following covenants:-

THE Purchaser for the benefit of adjoining or neighbouring lands of the Vendor hereby covenants with the Vendor that he the Purchaser his successors in title and assigns will at all times hereafter observe and perform the stipulations set out in the Schedule hereto Provided always that the Purchaser or his successors in title and assigns shall not be personally liable for any breach of any of the said stipulations which shall occur after he or they shall have parted with all interest in the land in regard to which such breach shall occur

THE SCHEDULE above referred to:-
 1. Any property erected on the land hereby conveyed shall be good class cottage or other property of not less value than those properties erected or being erected on the Purchaser's other land in the neighbourhood
 2. No factory shall be built upon any part of the land hereby conveyed
- 2 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.
- 3 (07.07.2006) The parts of the land affected thereby are subject to the

C: Charges Register continued

rights granted by the Lease of an electricity sub-station dated 1 April 1959 referred to in the schedule of leases hereto.

- 4 (26.08.2009) UNILATERAL NOTICE in respect of a lease dated 15 January 1996 as varied by (a) supplemental deed dated 7 January 2008 (and which supplemental deed was varied by a deed of variation dated 11 August 2009); and (b) a deed of surrender and variation dated 11 August 2009.

-NOTE: Copy filed.

- 5 (26.08.2009) BENEFICIARY: John Laing Construction Limited (Co. Regn. No, 172161) of Bridge Place, Anchor Boulevard, Admirals park, Crossways, Dartford, Kent DA2 6SN..

- 6 (15.01.2010) REGISTERED CHARGE dated 23 December 2009.

- 7 (15.01.2010) Proprietor: PRUDENTIAL TRUSTEE COMPANY LIMITED (Co. Regn. No. 1863305) of Laurence Pountney Hill, London EC4R 0HH.

- 8 (15.01.2010) The proprietor of the Charge dated 23 December 2009 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

Schedule of notices of leases

- | | | | | |
|---|------------|--|--|----------|
| 1 | 24.05.1989 | Electricity Sub-Station,
Edged and
numbered 1 in
yellow | 01.04.1959
99 years from
25.3.1957 | HD454563 |
|---|------------|--|--|----------|

NOTE: See entry in the Charges Register relating to the rights granted by this lease

- | | | | | |
|---|------------|-------------------------|---|----------|
| 2 | 13.12.2006 | Electricity Sub-Station | 09.05.1960
80 years (less
1 day) from
23.10.1956 | HD462502 |
|---|------------|-------------------------|---|----------|

End of register