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Official copy of register of title

Title number HD474589

Edition date 26.01.2021

- This official copy shows the entries on the register of title on 08 JUL 2022 at 10:28:01.
- 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 Jul 2022.
- 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 : EAST HERTFORDSHIRE

- 1 (25.10.2007) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Beechwood House, Thorley Lane East, Thorley, Bishop's Stortford (CM23 4BH).
- 2 (25.10.2007) The land has the benefit of the following rights reserved by a Transfer dated 5 May 1989 made between (1) Bernard Joseph Mulvany and Patricia Eileen Mulvany and (2) Taylor Woodrow Homes (Developments) Limited:-

"EXCEPT AND RESERVING to the Transferors the rights and easements set out in the Second Schedule hereto

THE SECOND SCHEDULE

(Rights and easements to be excepted and reserved to the
Transferors and their successors in title
to the retained Land)

The right of free passage and running of water and soil in through and along the foul sewer laid under the land hereby transferred in the approximate position shown by the blue line on the said plan together with the right at all reasonable times hereafter (and at all times in case of emergency) to enter upon the land hereby transferred for the purposes of inspecting repairing maintaining renewing and cleansing the said foul sewer the persons exercising such rights causing as little inconvenience as possible and making good forthwith all damage thereby occasioned. Provided always that the Transferee shall at its expense be entitled to re-locate the said foul sewer if at any time it should be necessary so to do in order to implement any development of the land hereby transferred and in such event such re-location shall be carried out with all due despatch and with the minimum interruption to the drainage of water and soil from the Retained land."

NOTE: The Retained land referred to is the land in this title to the south of Thorley Lane East and the blue line referred to is shown by a blue broken line on the title plan

Title number HD474589

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 (26.01.2021) PROPRIETOR: [REDACTED]
- 2 (26.01.2021) The price stated to have been paid on 9 December 2020 was £650,000.
- 3 (26.01.2021) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 9 December 2020 in favour of HSBC UK Bank PLC referred to in the Charges Register.

C: Charges Register

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

- 1 (25.10.2007) The land is subject to the following rights reserved by a Conveyance dated 15 June 1972 made between (1) John Rourke and (2) Bernard Joseph Mulvany and Patricia Eileen Mulvany:-

Except and Reserving unto Richard Thomas Chester Master Andrew Charles Streeter and Patrick William Pilkington Gee and their successors in title the owners or occupiers of Laundry Cottages coloured orange and blue on the said plan the right to drain into the settling tank on the eastern boundary of the enclosure numbered 60A and coloured yellow on the said plan and the right to free passage of soil and water through the pipes leading thereto and also EXCEPTING AND RESERVING unto the said Richard Thomas Chester Master Andrew Charles Streeter and Patrick William Pilkington Gee and their successors in title the owners and occupiers of the stable cottage coloured brown on the said plan the right to the free passage of soil and water through the existing drains leading into the settling tank situate on the adjoining land to the west.

NOTE 1: The land coloured orange and blue referred to above is registered under title numbers HD211374 and HD165435 respectively.

NOTE 2: The land coloured yellow referred to above is the land in this title on the north side of Thorley Lane East.

NOTE 3: The land coloured brown referred to above is registered under title number HD337415.
- 2 (26.01.2021) REGISTERED CHARGE dated 9 December 2020.
- 3 (26.01.2021) Proprietor: HSBC UK BANK PLC (Co. Regn. No. 9928412) of Mortgage Service Centre, P.O. Box 6308, Coventry CV3 9LB.

End of register