

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 02 August 2018 shows the state of this title plan on 02 August 2018 at 12:47:04. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. This title is dealt with by the HM Land Registry, Peterborough Office .

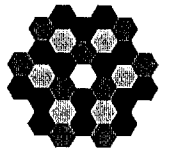
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H.M. LAND REGISTRY		TITLE NUMBER	
		EX242554	
ORDNANCE SURVEY PLAN REFERENCE	TQ 8198	SECTION A	Scale 1/1250 Enlarged from 1/2500
COUNTY ESSEX	DISTRICT CHELMSFORD		© Crown copyright 1980



The electronic official copy of the register follows this message.

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Official copy of register of title

Title number EX242554

Edition date 24.08.2016

This official copy shows the entries on the register of title on 02 AUG 2018 at 12:47:04.

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 02 Aug 2018.

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 : CHELMSFORD

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 55 Hamberts Road, South Woodham Ferrers, Chelmsford (CM3 5TU).
- 2 The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 6 March 1981 referred to in the Charges Register.
- 3 The Transfer dated 6 March 1981 referred to above contains provisions as to light or air and boundary structures.

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 (05.06.2007) PROPRIETOR: KAREN MARIE STRICKLAND of 55 Hamberts Road, South Woodham Ferrers, Chelmsford CM3 5TU.
- 2 (05.06.2007) The price stated to have been paid on 17 May 2007 was £246,250.
- 3 (05.06.2007) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

C: Charges Register

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

- 1 The land in this title falls within the area covered by a building scheme constituted under the provisions of transfers by Essex County Council by the direction of Alan Reason Homes. The Transfer of the land in this title is dated 6 March 1981 in favour of Barry Richard

C: Charges Register continued

Hopper and June Hopper and the extent of the area affected by the scheme is described in that Transfer.

-NOTE: Original filed.

- 2 (05.06.2007) REGISTERED CHARGE dated 17 May 2007.
 - 3 (26.11.2007) Proprietor: LLOYDS BANK PLC (Co. Regn. No. 2065) of Registrations, Secured Assets, Barnett Way, Gloucester GL4 3RL.
 - 4 (17.10.2014) UNILATERAL NOTICE in respect of an interim charging order dated 10 October 2014 made in the County Court at King's Lynn (Court Reference A6QN1635).
- NOTE: Copy filed.
- 5 (17.10.2014) BENEFICIARY: Cabot Financial UK Limited (Co. Regn. No. 03757424) of care of Weightmans LLP, 100 old Hall Street, Liverpool L3 9QJ.
 - 6 (24.08.2016) Equitable charge created by an interim charging order of the County Court Money Claims Centre dated 17 August 2016 in favour of Cabot Financial (UK) Limited (Court Reference C0CD7227).

-NOTE: Copy filed.

End of register

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please see
Scale plan

INLAND REVENUE
DISCUSS
12 MAR 1981
FINANCE ACT 1931
W 1

2518
CL3
JB 1113



H. M. LAND REGISTRY

LAND REGISTRATION ACTS 1925 - 1971

COUNTY : ESSEX DISTRICT CHELMSFORD
TITLE NUMBER : EX 215397 EX242554
PROPERTY : Land at South Woodham Ferrers
NEW TITLE NUMBER: EX
DATE : 6th March, 1981



1. IN THIS DEED
- a) The County Council shall mean Essex County Council
- b) The Developer shall mean Alan Reason Limited whose registered office is at Risborough House Sycamore Road Amersham Bucks
- c) The Transferee shall mean BARRY RICHARD HOPPER and JUNE HOPPER whose address for entry on the register is 55 Hamberts Road South Woodham Ferrers Essex
- d) The said property shall mean the land shown and edged red on the plan bound up within and known as Plot No. 515 Phase II Stage V Connaught Park South Woodham Ferrers Essex TOGETHER WITH the dwellinghouse and garage erected thereon and known as No. 55 Hamberts Road South Woodham Ferrers
- e) Phase II Stage V shall mean that part of the land comprised in Title No. EX 215397 above mentioned the extent whereof is shown by a thick black line on the said plan and being part of Plot C as hereinafter defined
- f) Plot C shall mean all the land now or originally comprised in Title Nos. EX 201041 EX 209905 and Title No. EX 215397 above mentioned the extent whereof is indicated by stippling on the location plan shown on the said plan
- g) The adjoining land of The County Council shall mean all the land now or originally comprised in Title No. EX 168296 except the said property
- h) The specified period shall mean the period commencing on the 1st day of January 1978 and enuring for 80 years and shall be the perpetuity period applicable to the Schedules in this Transfer
- i) The private garage access way (where applicable) shall mean the private garage access way and forecourts coloured blue and brown on the said plan

2. IN CONSIDERATION of the sum of THIRTY THREE THOUSAND NINE HUNDRED AND SIXTY THREE POUNDS (£33963) paid as to THREE THOUSAND FIVE HUNDRED AND SEVENTY FIVE POUNDS (£3500) to the County Council and as to THIRTY THOUSAND THREE HUNDRED AND SIXTY THREE POUNDS (£30463) to the Developer (the receipt whereof the County Council

and the Developer hereby respectively acknowledge) the County Council as Beneficial Owners and by the direction of the Developer hereby transfer and the Developer as Trustee hereby transfers and confirms to the Transferee the said property TOGETHER WITH the fences marked "T" on the said plan within the boundaries of the said property AND TOGETHER WITH the rights and easements set out in the First Schedule hereto AND TOGETHER ALSO WITH the benefit of all restrictive covenants (which are in identical terms with those hereby imposed) including the right to enforce the same entered into by the purchasers of Plots forming part of Phase II Stage V which have already been sold in accordance with the scheme of building development for Phase II Stage V EXCEPT AND RESERVING but in so far as the said rights may have already been created at the date hereof then SUBJECT TO the rights and easements set out in Part I of the Second Schedule hereto AND ALSO EXCEPT AND RESERVING the sewers drains and other things and the rights mentioned in Part III of the said Second Schedule

3.(a) The Transferee hereby covenants with the County Council in pursuance of S.13 of the Essex County Council Act 1952 and furthermore for the benefit of Phase II Stage V and also as a separate covenant with every other person who is now the owner of any part of Phase II Stage V with the intent (so far as the laws allows) to bind the said property into whosoever hands the same may come that he will observe and perform the covenants and stipulations to which Phase II Stage V is subject Particulars of which are set out in the Third Schedule hereto

(b) The Transferee hereby further covenants with the County Council for the benefit of Plots 509-515 on Phase II Stage V and also as a separate covenant with every other person who is now the owner of any such Plots on Phase II Stage V with the intent (so far as the law allows) to bind the said property into whosoever hands the same may come that he will whenever called upon to do so contribute one seventh part of the cost of maintaining and repairing the private garage access way and will not obstruct or in any way whatsoever impede the passage and re-passage of pedestrians and/or vehicles over any part of the private garage access way

4. IT IS HEREBY DECLARED that all the stipulations imposed by or in pursuance of the building scheme on different purchasers

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from the County Council of parts of Phase II Stage V and the covenants relating to the private garage access way and the parking space imposed on different purchasers of Plots 509 to 515 Stage V (which includes the said property) are intended to be mutually enforceable inter-se by such purchasers and their respective successors in title regardless of the dates of their respective purchases

5. THE DEVELOPER HEREBY COVENANTS with the Transferee and his successors in title that the Developer will indemnify the Transferee and his successors in title against all road charges in respect of the estate roads and footpaths fronting and flanking the said property and leading to the public highway (but excepting the private garage access way and the parking space) until the same are taken over by the Highway Authority as a highway maintainable at public expense and further indemnifies the Transferee and his successors in title against all charges in respect of the foul and surface water sewers intended to be publicly maintainable until the same are taken over by the appropriate authority as public sewers

6. IT IS HEREBY AGREED AND DECLARED that:-

(a) The Transferee and his successors in title shall not by virtue of this Transfer acquire any right of light or air which would prejudice the free use and enjoyment of any of the adjoining land of the County Council for building or for any other purposes and that any enjoyment of light or air had by the Transferee or his successors in title from and over any of the adjoining land of the County Council shall be deemed to be had by the consent of the County Council

(b) That the main wall(s) separating the dwellinghouse and the garage on the said property from the dwellinghouse(s) and garage(s) on the adjoining land included in Phase II Stage V shall be (a) party wall(s) and the rights and liabilities in respect thereof shall be in accordance with Section 38 (1) of the Law of Property Act 1925

(c) Section 62 of the Law of Property Act 1925 shall not operate to pass to the Transferee any rights or privileges over any of the adjoining land of the County Council other than those expressly hereby granted

(d) Nothing in these presents contained or which can be implied therefrom shall prejudice or affect the County Council's powers

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and duties in the exercise of its functions as a local authority under all public and private statutes bye-laws orders and regulations and all rights reserved to or conferred upon the County Council by these presents shall be in addition to and not in substitution for the powers and duties hereinbefore in this clause mentioned

7. IT IS HEREBY AGREED that in this Transfer words importing the singular number and masculine gender include where the context so permits the plural number and feminine gender respectively and where there are two or more persons referred to in the phrase "the Transferee" obligations under this Transfer shall be joint and several

8. THE Transferee declare that the survivor of them can give a valid receipt for capital money arising on a disposition of the said property

9. IT IS HEREBY CERTIFIED that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds the sum of Thirty-five thousand pounds

THE FIRST SCHEDULE above referred to

1. Full right and liberty for the Transferee and his successors in title to the said property his servants tenants and licencees (in common with all others having the like right) at all times and for all purposes to pass and re-pass with or without vehicles (as appropriate) over the estate roads and footpaths but excluding the private garage access way and the parking space which are now or may during the specified period be constructed on Plot C

2. Full right and liberty as aforesaid for the passage and running of water soil gas oil electricity and other services through all drains channels sewers pipes wires cables watercourses eaves spouts gutters and other conducting media which are now or may during the specified period be constructed in on or under or belong to any other land included in Plot C the Transferee and his successors in title being responsible for the payment of a due proportion of the cost of maintaining and repairing the same

3. Full right and liberty to keep and maintain such of the footings and foundations of the walls belonging to the said property as may be in and under the adjoining premises within Phase II Stage V or in and under any of the said estate roads and

footpaths or the private garage access way

4. Full right and liberty as aforesaid from time to time and at all reasonable times in the daytime (except in emergency) to enter on such other land included in Phase II Stage V for the purpose of inspecting cleansing repairing and maintaining the walls of the said property and the drains channels sewers pipes wires cables watercourses eaves spouts gutters and other conducting media as aforesaid the Transferee and his successors in title making good nevertheless at his expense all damage or disturbance which may be caused in the exercise of the right and liberty hereby granted

5. Full right and liberty as aforesaid at all times and for all purposes to pass and re-pass with or without vehicles over the private garage access way coloured brown on the said plan subject to the Transferee and his successors in title contributing one seventh part of the costs of maintaining and repairing the same in accordance with Clause 3(b) hereof

THE SECOND SCHEDULE above referred to

PART I

1. Full right and liberty for the County Council and their successors in title or any of them to the free passage and running of water soil gas oil electricity and other services from and to any other land included in Plot C through all drains channels sewers pipes wires cables watercourses eaves spouts gutters and other conducting media which are now or may during the specified period be constructed in on or under or belonging to the said property the County Council or their successors in title being responsible for the payment of a due proportion of the cost of maintaining and repairing the same

2. Full right and liberty for the County Council and their successors in title or any of them and their tenants servants and licencees from time to time and at all reasonable times in the daytime to enter on the said property for the purpose of inspecting cleansing repairing renewing and maintaining the walls of the adjoining properties and the drains channels sewers pipes wires cables watercourses eaves spouts gutters and other conducting media as aforesaid the County Council or their successors in title making good nevertheless at their own expense all damage or disturbance which may be caused to the said property

3. Full right and liberty for the County Council and their

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successors in title or any of them and their tenants servants and licencees to keep and maintain such of the footings and foundations of the walls belonging to the adjoining properties within Phase II Stage V as may be in and under the said property

4. Full right and liberty for the County Council and their successors in title to Plots 405/505 and 509 to 515 Phase II Stage V or any of them and their tenants servants and licencees at all times and for all purposes to pass and re-pass with or without vehicles over that part of the said property coloured blue on the said plan being part of the private garage access way

PART II

1. There are excepted and reserved in fee simple unto the Highway Authority all-street lighting columns lanterns (and all cables wires conduits distributor boxes and other apparatus ancillary thereto solely serving the street lighting system) and all street name plates and road traffic signs now within the said property or attached to any building or structure forming part of the said property and the right to maintain repair renew replace and use the items aforesaid for the general convenience of persons residing on or visiting Plot C AND ALSO the right to place or affix and thereafter to maintain such further or substituted items of a like kind within the said property or upon any building or structure for the time being forming part of the said property as the Highway Authority shall require in such a position as shall be first approved by the Transferee or the persons deriving title under him (which approval shall not be unreasonably withheld) AND ALSO the right to enter upon the said property as far as may be necessary in connection with or for the purpose of exercising the foregoing rights the Highway Authority doing as little damage as possible to the said property and making good all damage so caused to the reasonable satisfaction of the Transferee or the persons deriving title under him but without payment of compensation in respect of any additional item or for any annoyance nuisance noise vibration or inconvenience caused to the Transferee or the persons deriving title under him
2. There are excepted and reserved in fee simple out of this Transfer all the estate title and interest of the County Council in the soil of the estate roads footpaths and all other common roads and ways (except only the private garage access way) (including all rights presumptive or otherwise) so far as the same

abut upon the said property and the same shall remain vested in the County Council subject nevertheless to the provisions on this Transfer contained

3. There if excepted and reserved in fee simple the right to enter upon the said property or to authorise the Developer or any Statutory Undertaker (including the Post Office Corporation) to the same extent as if this right had been expressly reserved to the Developer or to such statutory Undertaker to enter thereon for the purpose of laying and thereafter maintaining in on over or under the said property such drains pipes cables wires or other conducting media (including any apparatus reasonably required in connection therewith and ancillary thereto) for the drainage of or the supply of water gas electricity or telephone service to Phase II or any part or parts thereof the County Council or the Developer or the Statutory Undertaker exercising such right as the case may be making good all damage caused thereby to the reasonable satisfaction of the Transferee or the persons deriving title under him but without payment of compensation in respect of any item aforesaid or for any annoyance nuisance noise vibration or inconvenience caused to the Transferee or the persons deriving title under them

THE THIRD SCHEDULE above referred to

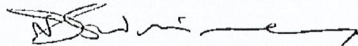
(a) Not to use or permit to be used any house or garage erected on the said property or any part thereof for any purpose other than as a single private dwellinghouse and garage only and not to carry on or permit to be carried on any trade or business upon the said property or any part thereof

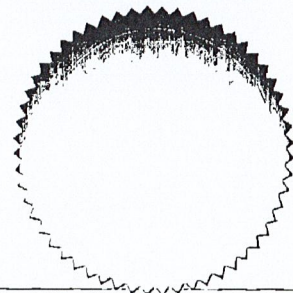
(b) Not to permit or suffer to be used the said property in any manner which may be or become a nuisance or annoyance to the County Council or to their successors in title or the owners or occupiers of any adjoining or adjacent property on Phase II Stage V

(c) Not to build or erect or permit or suffer to be built or erected on the said property any building or to make any external or structural addition or alteration to any building for the time being on the said property except in accordance with plans elevations sections and specifications previously approved by the County Council and to pay the reasonable fees of the County Council in relation to any such approval PROVIDED that no such consent shall be required in connection with any development of the type referred to in paragraph 3 of Class 1 of the Town and Country Planning General Development Order S. I 1977 289

- (d) Not without the consent in writing of the County Council to demolish or alter gates walls or fences belonging to the said property or form any opening in the said walls or fences
- (e) Not to keep any animals (other than ordinary domestic animals) on the said property
- (f) Not to erect a fence or wall or grow a hedge or other physical division at any time (other than in compliance with any planning or other statutory requirement) not to erect or cause to be erected any building or construction of whatsoever kind (whether or not requiring planning permissions and/or building regulations approval and not to allow any commercial vehicle or vehicles caravan or trailer or boat whatsoever to stand or park on any part of the said property between the front and/or flank walls of the dwellinghouse now erected on the said property and that part of the estate roads and footpaths abutting upon the same
- (g) To maintain all trees and shrubs provided within the said property by way of landscaping pursuant to the planning permission relating to the said property and to replace any tree or shrub so provided which may die within five years from the date hereof or from the date of planting whichever shall be the later with another tree or shrub of the same species as the dead tree or shrub
- (h) To maintain in good repair and condition such of the boundary walls and fences which belong to the said property
- (i) Not to use or permit or suffer to be used any of the columns lanterns cables wires conduits distributor boxes or any apparatus ancillary thereto referred to in paragraph I of Part II of the Second Schedule hereto or do or permit or suffer to be done anything or any of the said items which will or may cause damage thereto or interference therewith
- (j) Not to park or permit to be parked on the said property or in the adjoining estate roads or any part thereof any commercial vehicle exceeding fifteen hundredweight unladen weight except in the case of emergency or for so long as may reasonably be necessary for the purpose of delivering goods to and collecting goods from the said property or some part thereof

THE COMMON SEAL of ESSEX COUNTY COUNCIL
was hereunto affixed in the presence of)


Assistant Clerk of the Council



THE COMMON SEAL of ALAN REASON
LIMITED was hereunto affixed
in the presence of:-

Director

Secretary



[Handwritten signatures]

SIGNED SEALED AND DELIVERED by
the said BARRY RICHARD HOPPER
in the presence of:-

*070588
B. Reason
006111
secretary*

42 GARDENERS,
GREAT BADDOW,
CHELTENHAM.
SECRETARY.

[Handwritten signature]

SIGNED SEALED AND DELIVERED by
the said JUNE HOPPER in the
presence of:-

*070588
B. Reason
006111
secretary*

[Handwritten signature]
26 Bishopscourt Gardens,
Chelmsford, Essex.
Company Director.

[Handwritten signature]
X J A X

Mrs & Mrs Hopper
Please both
sign plan. It is
not necessary for
one without the
sign the plan also.

RJA

RR Five EX242554

RAID
/

DATED 6th March. 1981

ESSEX COUNTY COUNCIL

and

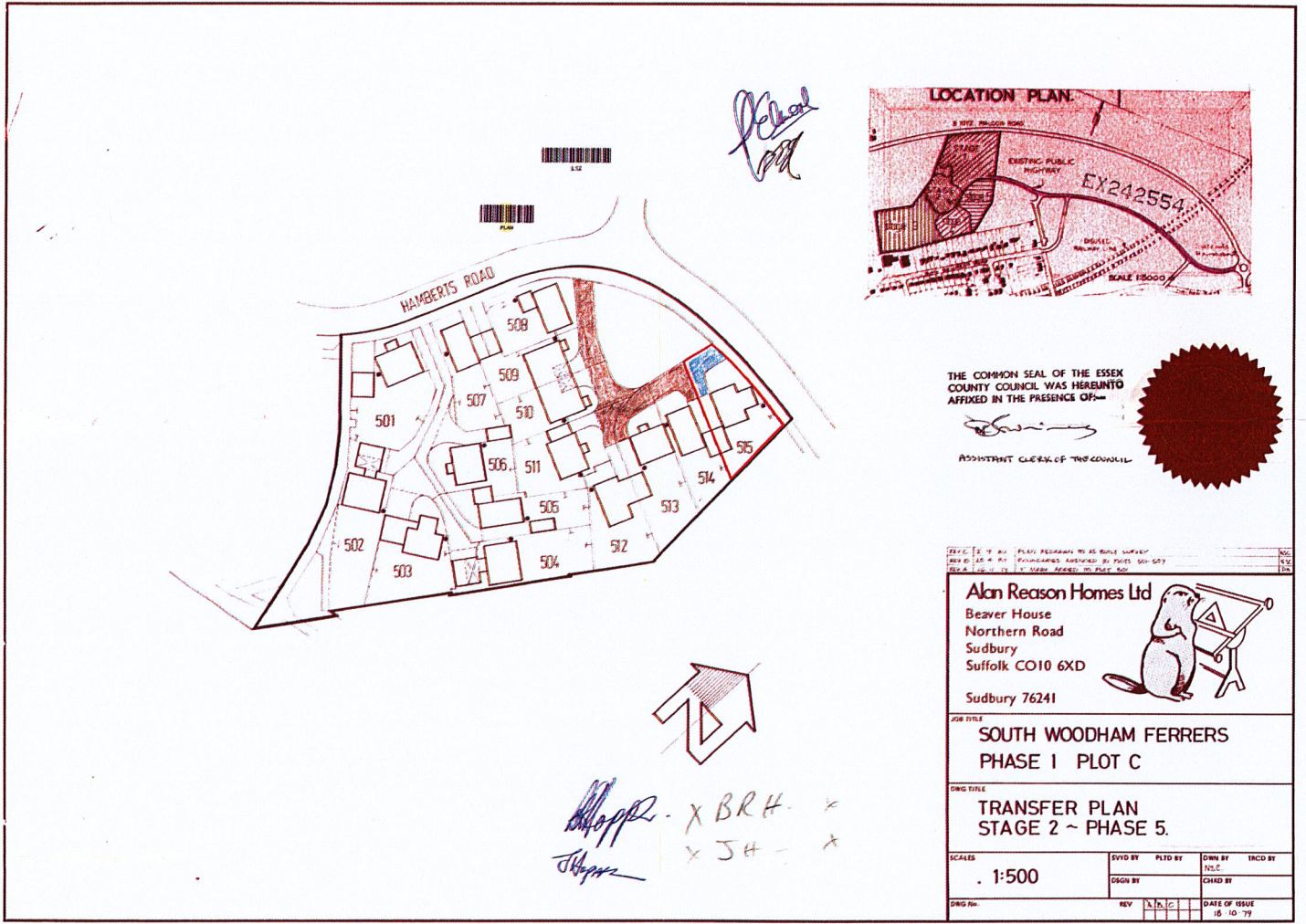
ALAN REASON LIMITED

to

MR & MRS B R HOPPER

Plot No 515 Phase II Stage V
Connaught Park South Woodham
Ferreirs Essex

ESSEX COUNTY COUNCIL	
Ordered to be Sealed.	13 January 1976
Number in Seal Book.	1871



THE COMMON SEAL OF THE ESSEX
COUNTY COUNCIL WAS HEREBY
AFFIXED IN THE PRESENCE OF

[Signature]
ASSISTANT CLERK OF THE COUNCIL

Alan Reason Homes Ltd Beaver House Northern Road Sudbury Suffolk CO10 6XD Sudbury 76241			
SOUTH WOODHAM FERRERS PHASE 1 PLOT C			
TRANSFER PLAN STAGE 2 ~ PHASE 5.			
SCALE 1:500	BY PLD BY CHKD BY	DATE 15.10.79	REV 1.0

This official copy is incomplete without the preceding notes page.