



Official copy of register of title

Title number BL72037

Edition date 26.10.2015

- This official copy shows the entries on the register of title on 26 Oct 2015 at 14:15:16.
- 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 26 Oct 2015.
- 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 Land Registry Gloucester Office.

A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

CITY OF BRISTOL

- 1 (03.02.1981) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being Unit 3, 7-9 Emery Road, Bristol (BS4 5PF).
- 2 The mines and minerals together with ancillary powers of working are excepted.
- 3 (03.02.1981) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
 Date : 31 December 1980
 Term : 125 years from 31 December 1980
 Rent : £4300 subject to review
 Parties : (1) The City Council of Bristol
 (2) Godwin Warren Engineering Limited
 NOTE: The Lease comprises also other land
- 4 There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.
- 5 (25.06.1993) By a Deed dated 21 May 1993 made between (1) The City Council of Bristol (2) Heston U-Store Limited and (3) Mendoza Limited the terms of the registered Lease were expressed to be varied.
 NOTE: Copy Deed filed under AV56280.
- 6 (31.03.1994) The land has the benefit of the following rights reserved by the Transfer dated 21 March 1994 referred to in the Charges Register:-

"RESERVING nevertheless to the Transferor or other the owners and occupiers of the retained land

(a) The free passage and running of water soil stream electricity telephone and all other services or supplies whatsoever from other parts of the retained land through the drains mains pipes wires cables

A: Property Register continued

watercourses and conduits which are now are or may hereafter be in upon or under the land hereby transferred

(b) Full right and liberty at any time hereafter (but subject nevertheless to the covenants and conditions on the part of the lessee contained in the Lease) as need or occasion shall arise to execute any works or erections on the retained land or carry out any repairs or to alter or rebuild any buildings on the retained land and to use the retained land and the buildings thereon in any manner and for any purposes as the Transferor may think fit notwithstanding that the access of light and air to the land hereby transferred may thereby suffer interference Provided always that such works shall not materially affect the use of the land hereby transferred for the purposes of the business carried on thereon by the Transferee or its successors or tenants thereof

(c) The right to lay construct and maintain water steam and other pipes drains electric telegraphic telephone and other wires and cables and appliances (with necessary inspection chambers) through under and upon the land hereby transferred or any part thereof and the right for the Transferor and the Transferors Surveyors Agents and workmen from time to time and at all reasonable times with materials and tools to enter upon the land hereby transferred to the covenants and conditions on the part of the lessee contained in the Lease) and also for the purpose of having access to valves cleaning repairing replacing and renewing the said pipes drains wires cables and appliances and also for the purposes of executing repairs or alterations to the retained land making good to the reasonable satisfaction of the satisfaction of the Transferee all damage done to the land hereby transferred by reason of the carrying out of any such works

.....
..

NOTE: The land in this title forms part of the retained land.

- 7 (19.08.2002) By a Transfer dated 30 July 2002 made between (1) Robert Boyd and (2) Boyd & Lloyd Office Supplies Limited the rent reserved by the registered lease was informally apportioned as to £1,800 per annum to the land in this title.
- 8 (19.08.2002) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 30 July 2002 referred to above.
- 9 (19.08.2002) The Transfer dated 30 July 2002 referred to above contains a provision as to boundary structures.
- 10 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.
- 11 (27.01.2010) The pink tint on the title plan is no longer of any significance and should be ignored since the entry in the register which gave rise to this reference has been cancelled.
- 12 (27.01.2010) The landlord's title is registered.

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 (26.10.2015) PROPRIETOR: ROBERT BOYD of 5 Turner Walk, Bridgegate, Bristol BS30 5WH and DARREN DAVID WILLIAM LLOYD of 7 Hedgemoor Close, Bristol BS16 1ER and COLSTON TRUSTEES LIMITED (Co. Regn. No. 06867955) of Colston Tower, Colston Street, Bristol BS1 4UX as Trustees of the Boyd & Lloyd Pension Scheme.
- 2 (26.10.2015) The value stated as at 26 October 2015 was £150,000.

B: Proprietorship Register continued

- 3 (26.10.2015) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

C: Charges Register

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

- 1 (31.03.1994) The land is subject to the following rights granted by a Transfer of the land adjoining the western boundary of the land in this title dated 21 March 1994 made between (1) Mendoza Limited (Transferor) and (2) Bob Marshall MOT Centre Limited and B.Ratcliffe (Gloucester) Limited (Transferee):-

"TOGETHER with the right for the Transferee or other the owners and occupiers of the land hereby transferred to

(a) The free passage and running of water soil steam electricity telephone and all other services or supplies whatsoever from the land hereby transferred through the drains mains pipes wires cables watercourses and conduits which are now or may hereafter be in upon or under the land comprised in the title above referred to which is not hereby transferred edged blue on Plan A ("the retained land")

(b) Full right and liberty at any time hereafter (but subject nevertheless to the covenants and conditions on the part of the lessee contained in the Lease) as need or occasion shall arise to execute any works or erections on the land hereby transferred or carry out any repairs or to alter or rebuild any buildings on the land hereby transferred and to use the land hereby transferred and the buildings thereon in any manner and for any purposes as the Transferee may think fit notwithstanding that the access of light and air to the retained land may thereby suffer interference

(c) The right to lay construct and maintain water steam and other pipes drains electric telegraphic telephone and other wires and cables and appliances (with necessary inspection chambers) through under and upon the retained land or any part thereof and the right for the Transferee and the Transferees Surveyors Agents and workmen from time to time and at all reasonable times with materials and tools (but subject nevertheless to the covenants and conditions on the part of the lessee contained in the Lease) to enter upon the retained land to carry out the works aforesaid and also for the purpose of having access to valves cleaning repairing replacing and renewing the said pipes drains wires cables and appliances (including all existing services) and also for the purpose of executing repairs or alterations to the land hereby transferred making good to the reasonable satisfaction of the Transferor all damage done to the retained land by reason of the carrying out of any such works.

NOTE: The land in this title forms part of the retained land.

End of register



**Official copy
of register of
title**

Title number GR277826

Edition date 26.10.2015

- This official copy shows the entries on the register of title on 26 Oct 2015 at 14:05:04.
- 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 26 Oct 2015.
- 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 Land Registry Gloucester Office.

A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

SOUTH GLOUCESTERSHIRE

- 1 (06.12.2004) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being Unit 5, Douglas Road Industrial Park, Douglas Road, Kingswood, Bristol (BS15 8PD).
- 2 (06.12.2004) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 5 November 2004
Term : 999 years from 1 January 2001
Parties : (1) Galaxia Limited
(2) Robert Boyd and Darren David William Lloyd
- 3 (06.12.2004) There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.
- 4 (06.12.2004) The mines and minerals together with ancillary powers of working are excepted.
- 5 (06.12.2004) The landlord's title is registered.
- 6 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

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 (26.10.2015) PROPRIETOR: ROBERT BOYD of 5 Turner Walk, Bridgegate,

B: Proprietorship Register continued

Bristol BS30 5WH and DARREN DAVID WILLIAM LLOYD of 7 Hedgemoor Close,
Bristol BS16 1ER and COLSTON TRUSTEES LIMITED (Co. Regn. No. 06867955)
of Colston Tower, Colston Street, Bristol BS1 4UX as Trustees of the
Boyd & Lloyd Pension Scheme.

- 2 (06.12.2004) RESTRICTION:- No disposition of the registered estate other than a charge is to be registered without a certificate signed by the proprietor for the time being of the estate registered under title number GR234032 or, if appropriate, signed on such proprietor's behalf by its secretary or conveyancer that the provisions of clause 10.3 of the Fourth Schedule of the registered Lease dated 5 November 2004 have been complied with.
- 3 (06.12.2004) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by Cardens Pension Trustees Ltd of 1 Westbury Mews, Westbury Hill, Bristol BS9 3QA.
- 4 (26.10.2015) The value stated as at 26 October 2015 was £150,000.
- 5 (26.10.2015) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

End of register