



# Official copy of register of title

Title number GR252017

Edition date 10.02.2010

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- Issued on 10 February 2010.
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- This title is dealt with by Land Registry Gloucester Office.

## A: Property register

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

### SOUTH GLOUCESTERSHIRE

- 1 (14.08.2002) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Spectrum House, St Ivel Way, Warmley, Bristol (BS30 8TY).
- 2 (14.08.2002) The mines and minerals together with ancillary powers of working are excepted.
- 3 (14.08.2002) The land has the benefit of the rights reserved by a Conveyance of land lying to the south west of the land in this title dated 20 November 1978 made between (1) Unigate Developments Limited (2) Unigate Properties Limited and (3) The Dinkie Heel Company Limited.

NOTE: Duplicate filed.

- 4 (14.08.2002) The land has the benefit of the following rights reserved by a Transfer of land adjoining the most easterly portion of the southern boundary of the land in this title dated 11 May 1994 made between (1) Unigate properties Limited (transferor) and (2) Britannia Homes (Western) Limited (Transferee):-

"EXCEPTING AND RESERVING for the benefit of the adjoining land of the Transferor capable of benefitting therefrom the rights and easements set out in the First Schedule hereto

### THE FIRST SCHEDULE

#### (Exceptions and Reservations)

1. Full right and liberty to the free passage and running of water soil gas electricity telephone and all other services and supplies from and to the adjoining land of the Transferor through all drains channels sewers



## A: Property register continued

watercourses pipes mains wires and cables which are now or may within the perpetuity period of eighty years from the date hereof be upon or under the Property

2. The right to carry on upon any adjoining or neighbouring land any trade or business in which the Transferor or any associated company of the Transferor may for the time being be engaged without being liable for any damage or inconvenience thereby occasioned to the Transferee or other the owner or owners occupier or occupiers for the time being of the Property

3. The right to build on any adjoining or neighbouring land notwithstanding that the access of light or air to the Property may thereby be interfered with

4. The right to the access and use of light and air to and from any building now existing on any adjoining or neighbouring land"

5 (23.11.2007) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

6 (21.01.2008) 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.

7 (21.01.2008) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and numbered GR316868 in green on the title plan dated 7 December 2007 made between (1) Threadneedle Pensions Limited and (2) Rowanmoor Trustees Limited and Others.

NOTE: Copy filed under GR316868.

## 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 (10.02.2010) PROPRIETOR: JOHN ROWLAND COLDRICK, MARGARET ISOBEL COLDRICK acting as Trustees of the Springfield Pension Scheme, ALASTAIR STUART LEFLAIVE and LLOYD HAMILTON of Spectrum House, St Ivel Way, Warmley, Bristol BS30 8TY.

2 (10.02.2010) The price stated to have been paid on 28 January 2010 was £965,000 plus VAT of £168,875.

3 (10.02.2010) 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.

4 (10.02.2010) 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.

5 (10.02.2010) 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 28 January 2010 in favour of HSBC Bank PLC referred to in the Charges Register.

## C: Charges register

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

- 1 (14.08.2002) An Agreement dated 14 April 1972 made between (1) United Dairies Limited (2) Lloyds Bank Limited and (3) The County Council of the Administrative County of Gloucester relates to the making up and adoption of a highway pursuant to Sec 40 Highways Act 1959.

*NOTE: Copy filed.*

- 2 (14.08.2002) A Licence dated 22 April 1983 made between (1) Unigate Properties Limited and (2) Kingswood District Council relates to the the laying and use of a footpath as therein mentioned.

*NOTE: Copy filed.*

- 3 (14.08.2002) Lease dated 9 August 1990 of the land edged blue on the filed plan to Midlands Electricity PLC for 25 years from 9 August 1990.

*NOTE 1: The lease grants rights as therein mentioned*

*NOTE 2: Lessee's title registered under AV199513.*

- 4 (10.02.2010) REGISTERED CHARGE dated 28 January 2010.

- 5 (10.02.2010) Proprietor: HSBC BANK PLC (Co. Regn. No. 14259) 40-41-42 of Mortgage Service Centre, P.O. Box 1546, Sheffield S1 2UJ.

End of register





Land Register  
Current title plan

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GR316868

Industrial  
Estate

This is a copy of the title plan on 30 JUN 2009 at 13:16:17. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued

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