

Title Number : EX198807

This title is dealt with by Land Registry, Peterborough Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he suffers loss by reason of a mistake in an official copy.

This extract shows information current on 4 OCT 2012 at 12:44:16 and so does not take account of any application made after that time even if pending in the Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: EX198807
Address of Property	: 82 High Street, Epping (CM16 4AE)
Price Stated	: Not Available
Registered Owner(s)	: TRADPIN CONSTRUCTION LIMITED (Co. Regn. No. 1111586) of Boundary Court, High Road, Epping, Essex CM16 4DQ.
Lender(s)	: None

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 4 OCT 2012 at 12:44:16. 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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A: Property Register

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

ESSEX : EPPING FOREST

- 1 (16.12.1977) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 82 High Street, Epping (CM16 4AE).

NOTE 1: As to the part numbered 1 on the filed plan only the ground and first floors are included in the title.

NOTE 2: As to the part numbered 2 on the filed plan only the ground floor is included in the title.

- 2 The land has the benefit of the rights granted by the Deed dated 1 July 1975 referred to in the Charges Register.
- 3 (16.08.2007) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

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 (16.12.1977) PROPRIETOR: TRADPIN CONSTRUCTION LIMITED (Co. Regn. No. 1111586) of Boundary Court, High Road, Epping, Essex CM16 4DQ.

C: Charges Register

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

- 1 A Deed dated 1 July 1975 made between (1) Epping Forest District Council (2) Paul Vivian Wallace and others and (3) Bedfordshire Building Society contains restrictive covenants.

NOTE: Original filed.

- 2 (14.08.2000) A Deed dated 15 May 2000 made between (1) Tradpin Construction Limited and (2) Christian Montagnon contains an option to renew a lease of 82a High Street upon the terms therein mentioned.

NOTE: Copy filed.

- 3 (20.01.2005) 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.

Schedule of notices of leases

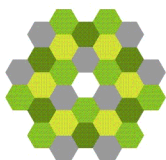
1	20.01.2005 EX741461 3 (part of) (NSE)	84A High Street (ground and first floor flat)	12.03.2004 10 years from 25.12.2003 determonable as therein mentioned
	NOTE: The lease comprises also other land		
2	16.08.2007 EX799762 1:2:4:5	82a High Street (ground floor shop and forecourt)	27.06.2003 15 years from 1.3.2003

End of register

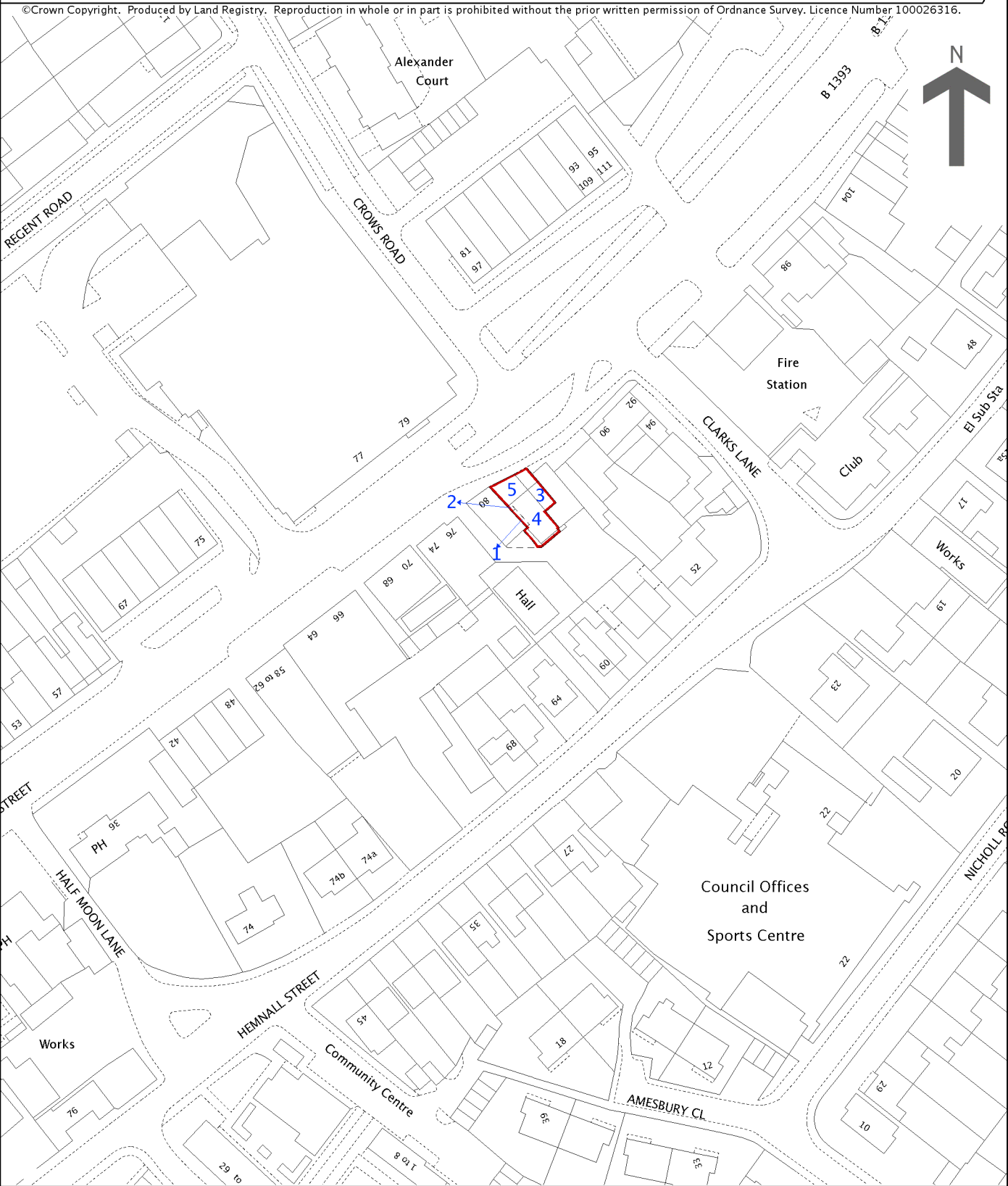
Land Registry

Current title plan

Title number **EX198807**
Ordnance Survey map reference **TL4501NE**
Scale **1:1250**
Administrative area **Essex : Epping Forest**



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This is a copy of the title plan on 4 OCT 2012 at 12:44:17. 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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The Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. 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. See Land Registry Public Guide 19 - Title plans and boundaries.

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