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Official copy of register of title

Title number NK483967

Edition date 27.09.2018

- This official copy shows the entries on the register of title on 27 MAY 2022 at 11:19:24.
- 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 27 May 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, Kingston Upon Hull Office.

A: Property Register

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

NORFOLK : KING'S LYNN AND WEST NORFOLK

- 1 The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land on the north-east side of St Johns Road, Tilney St Lawrence, King's Lynn.
- 2 (30.10.1995) The Conveyance dated 31 December 1982 referred to in the Charges Register contains the following provision:-

"IT IS AGREED AND DECLARED as follows:

 - (1) The Purchasers shall not be entitled to any rights of light or air which would in any way restrict or prejudice the free use of the Vendor's adjoining land for building or any other purpose
 - (2) The Purchasers shall not be entitled to any rights easements quasi-easements privileges or any other matter or thing over the adjoining property of the Vendor"
- 3 (28.01.1998) The land tinted blue has the benefit of the following rights reserved by a Transfer of the land tinted pink on the title plan dated 5 January 1998 made between (1) David John Lemon and (2) Timothy John Brown and Helen Margaret Brown:-

"There are reserved out of the Property hereby transferred for the benefit of the Vendor's retained land shown edged blue on the plan annexed hereto the following rights:-

 1. The right to the free passage and running (subject to temporary interruption for repair alteration or replacement) of water soil gas electricity telephone and other services or supplies to and from the Vendor's retained land in and through the pipes sewers drains mains ducts conduits gutters watercourses wires cables channels flues and all other conducting media in under or over the Property hereby transferred that now serve the Vendor's retained land.
 2. The right to pass and repass with or without vehicles of any description at all times and for all purposes over and along the access way shown coloured green on the said plan annexed hereto"

NOTE: Copy plan filed under NK212412.

A: Property Register continued

- 4 (27.09.2018) The land has the benefit of any legal easements granted by a Transfer of the land in this title dated 22 August 2018 made between (1) Kenneth George Brown and (2) KGB Limited but is subject to any rights that are reserved by the said deed and affect the registered land.

NOTE: Copy filed.

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 (27.09.2018) PROPRIETOR: KGB LIMITED (Co. Regn. No. 06837530) of Copperfields, St Johns Road, Terrington St John, Wisbech, Cambridgeshire PE14 7RT.
- 2 (27.09.2018) The price stated to have been paid on 22 August 2018 was £250,000.
- 3 (27.09.2018) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 22 August 2018 in favour of Lloyds Bank PLC referred to in the Charges Register.

C: Charges Register

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

- 1 (30.10.1995) The land tinted blue on the title plan is subject to the following rights reserved by a Conveyance dated 31 December 1982 made between (1) Alfred G Pearce (Setch) Limited (Vendor) and (2) Peter John Thomas Carter and Louise Mary Carter (Purchasers):-
- "THE Vendor excepts and reserves out of the property for itself and its successors in title the owners and occupiers of the adjoining property of the Vendor:
- (i) A right to the passage of water through the water pipe laid under the property to be sold hereby and
- (ii) A right of access onto the property to be sold hereby with or without workmen and equipment at all times upon giving reasonable notice (except in an emergency) to repair maintain cleanse relay and renew the said water pipe the person or persons so entering making good any damage occasioned thereby"
- 2 (27.09.2018) REGISTERED CHARGE dated 22 August 2018.
- 3 (27.09.2018) Proprietor: LLOYDS BANK PLC (Co. Regn. No. 2065) Dept. No. 3282 of Pendeford Securities Centre, Pendeford Business Park, Wobaston Road, Wolverhampton WV9 5HZ.

End of register