



Official copy of register of title

Title number EX456074

Edition date 11.01.2022

- This official copy shows the entries on the register of title on 15 Jan 2022 at 08:55:07.
- 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 15 Jan 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 Peterborough Office.

A: Property Register

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

ESSEX : TENDRING

- 1 (22.01.1992) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land and buildings on the south side of Mill Hill, Lawford, Manningtree.
- 2 (22.01.1992) The land has the benefit of the following rights granted by a Transfer of the land in this title dated 12 December 1991 made between (1) Paul Gallifant and Charles Geoffrey Penfold (Vendor) and (2) Amelia Edmond (the Purchaser):-

"together with the right

(a) to the free and unimpeded flow of water along the mill stream through the land retained by the Vendor being OS5747 and 4738 from its confluence with Shir Burn but subject to right of the owner for the time being of the watercress beds on OS5747 and 4738 to a supply of water along the mill stream as previously used and exercised unless the said supply is depleted for reasons outside the control of the Purchaser

(b) the right of entry along the northern bank of the mill stream to its confluence with Shir Burn for the purpose of maintaining inspecting repairing and replacing the banks and sluices and channel thereof

(c) right of way with or without vehicles at all times and for all purposes in connection with the use of the land hereby transferred over the road or way coloured brown on the plan attached hereto".

NOTE: The roadway coloured brown referred to is tinted brown on the filed plan.

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

B: Proprietorship Register continued

- 1 (11.01.2022) PROPRIETOR: CLAIRE ELEANOR AMBROSE and ALEXANDER OWEN BORWICK of Shirburn Mill, Mill Hill, Lawford, Manningtree CO11 2JZ.
- 2 (11.01.2022) The price stated to have been paid on 23 November 2021 for the land in this title and in EX456071 was £1,130,000.
- 3 (11.01.2022) 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 23 November 2021 in favour of Barclays Bank UK PLC referred to in the Charges Register.

C: Charges Register

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

- 1 (22.01.1992) The land is subject to the rights reserved to the Duchy of Lancaster by a Deed of Enfranchisement dated 18 November 1896 made between (1) The Queen's Most Excellent Majesty and (2) Louisa Kelly Francis but neither the original deed nor a certified copy of examined abstract thereof was produced on first registration.
- 2 (22.01.1992) The land is subject to the following rights granted by a Deed dated 26 May 1966 made between (1) Matthew Parrington (Grantor) (2) The Agricultural Mortgage Corporation Limited (Mortgagee) and (3) The Tendring Hundred Waterworks Company (The Company):-

"the Grantor As Beneficial Owner and the Mortgagee as Mortgagee hereby grants and confirms unto the Company in fee simple the rights easements privileges and liberties described in the First Schedule hereto in through upon and over the said land

THE FIRST SCHEDULE

FIRST PART

The easements privileges rights and liberties of laying and maintaining water mains and pipes together with such additional works as are indicated on the plan attached hereto in through or under the piece or parcel of land situate in the Parish of Lawford in the County of Essex and Coloured pink on the said plan at a depth of not less than three feet below the surface the average width of the said land coloured pink and the length of the easement hereby granted being set out in the Second Part of this Schedule.

TOGETHER with the right for the Company and its successors in title to inspect maintain repair renew and enlarge the said mains and pipes and ancillary works required in connection therewith and the right also of full and free access to the same at all times with all necessary workmen vehicles machinery and apparatus for such purposes aforesaid

SECOND PART

Width of Easement	Length of Easement
30 feet	505 yards

NOTE 1: The land coloured pink referred to above is tinted pink on the filed plan so far as it affects the land in this title

The Deed dated 26 May 1966 referred to above contains the following covenants

"So as to bind the said land coloured pink on the said plan and every part thereof into whosoever hands the same may come the Grantor hereby covenants with the Company as follows

(a) that at no time hereafter will any building or other construction be erected on any part of the said land nor any soil or other material deposited upon it nor excavations be carried out on the said land without the consent of the Company

C: Charges Register continued

(b) not to make or permit to be made any substantial change in the present depth of the soil cover over the said land coloured pink

(c) not to plant any tree or shrub upon or within a distance of fifteen feet of the said pipeline.

(d) not to do anything which will result in the withdrawal of support from the said pipeline.

NOTE 2: The land coloured pink referred to is tinted pink on the filed plan so far as it affects the land in this title

The pipeline referred to is shown by a blue broken line on the filed plan so far as it affects the land in this title.

- 3 (11.01.2022) REGISTERED CHARGE dated 23 November 2021 affecting also title EX456071.
- 4 (11.01.2022) Proprietor: BARCLAYS BANK UK PLC (Co. Regn. No. 9740322) of P.O. Box 187, Leeds LS11 1AN.

End of register