Official copy of register of title

Title number LT395965 | **Edition date 13.03.2008**

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- 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 05 Jun 2009.
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- For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide *1-A guide to the information we keep and how you can obtain it.*
- This title is dealt with by Land Registry Leicester Office.

A: Property Register

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

LEICESTERSHIRE : HINCKLEY AND BOSWORTH

1 (01.03.2007) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being land adjoining Lodge Farm, Wood Road, Nailstone.

2 (01.03.2007) The mines and minerals together with ancillary powers of working are excepted with provision for compensation in the event of damage caused thereby.

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 (13.03.2008) PROPRIETOR: JOHANNA SQUIRES of The Gables, Garlands Lane, Barlestone, Nuneaton, Warwickshire CV13 0JD.

2 (13.03.2008) The price stated to have been paid on 15 February 2008 was £21,000.

3 (13.03.2008) 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.

C: Charges Register

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

1 (01.03.2007) A Conveyance of the land in this title and other land dated 26 October 1976 made between (1) National Coal Board (Board) (2) Coal

Charges Register continued

Industry Estates Limited (Company) and (3) Joseph William Pallett (Purchaser) contains the following covenants:-

"The Purchaser hereby covenants:-

(a) with the Board to the intent and so as to bind (so far as practicable) the said property or any part or parts thereof into whosesoever hands the same may come to benefit and protect any mines and minerals in which the Board has any interest and which provide subjacent or lateral support for the said property or any part or parts thereof but not so as to render the Purchaser personally liable in damages for any breach of covenant committed after he shall have parted with all interest in the property in respect of which such breach shall occur that no new building structure or works and no additions to any existing building structure or works shall at any time be erected constructed or placed on or in the said property or any part or parts thereof except in accordance with plans and specifications previously approved in writing by the Board but such approval shall not be withheld unless the design layout or method of construction of such new or additional building structure or works or the materials to be used in the construction thereof do not conform to the reasonable requirements of the Board for minimising damage by subsidence PROVIDED that if any dispute shall arise between the Board and the Purchaser or any successor in title of the Purchaser as to whether such approval as aforesaid has been properly withheld such dispute shall in default of agreement be referred to the arbitration of a single arbitrator appointed by the parties hereto or their successors in title or in default of agreement on such appointment of two arbitrators one to be appointed by each of the parties hereto or their successors in title subject to and in accordance with the provisions of the Arbitration Act 1950 or any statutory modification or re-enactment thereof for the time being in force"

2 (01.03.2007) The land is subject to the following rights reserved by the Conveyance dated 26 October 1976 referred to above:-

"EXCEPT NEVERTHELESS AND RESERVING...to the Company and the Board (i) full and free right of running water and soil gas and electricity through or by the sewers drains pipes and watercourses gas and electricity mains now laid in or under the said property (ii) full and free right for the Company and the Board to use their adjoining or neighbouring lands for building and any other purposes notwithstanding that any buildings or other erections built or to be built or erected thereon may interfere with the access of light and air to the said property"

End of register

Registry
ent title plan

Title number LT395965
Ordnance Survey map reference SK4207NE
Scale 1:2500
Administrative area LEICESTERSHIRE:
HINCKLEY AND BOSWORTH

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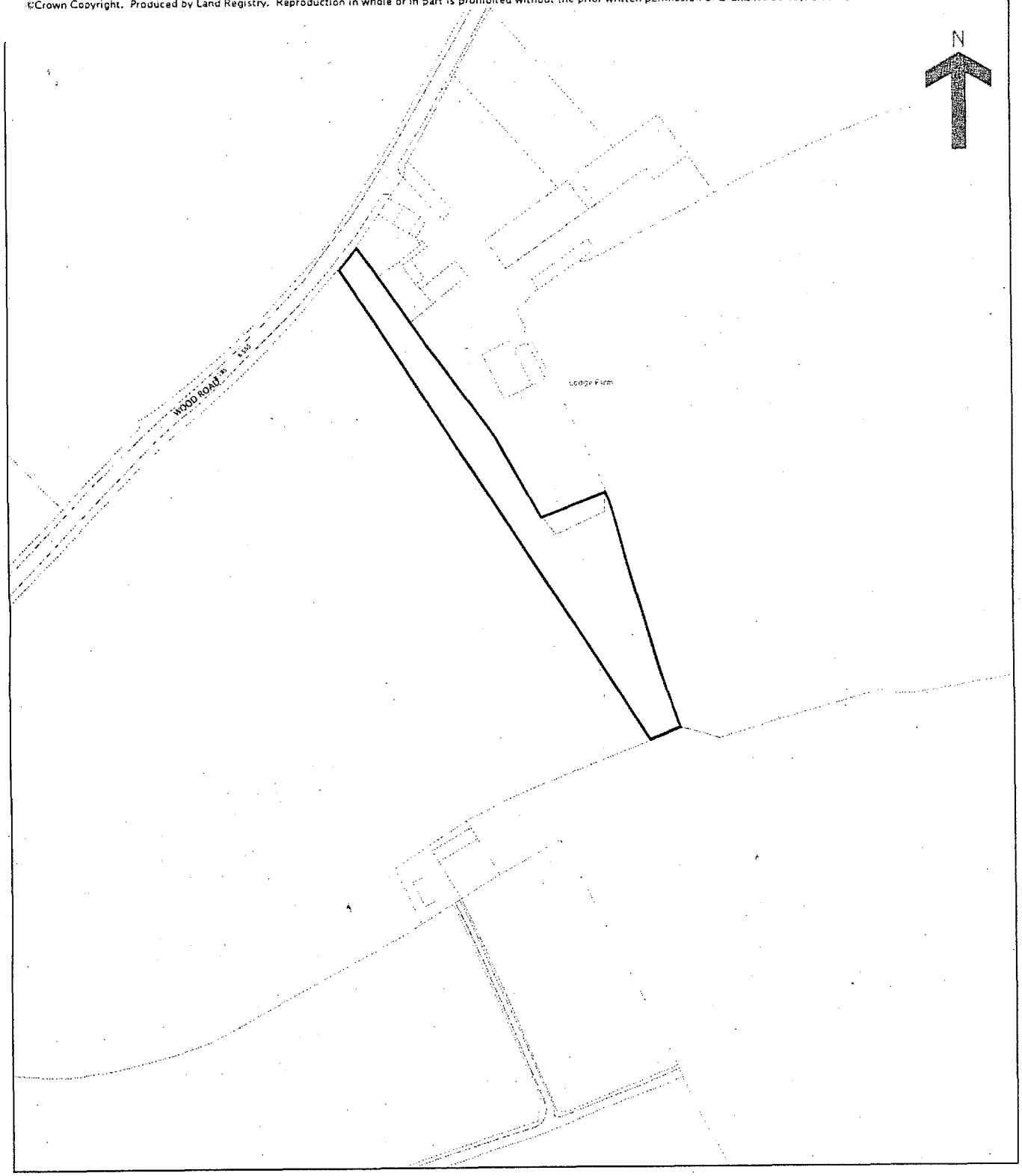

This is a print of the view of the title plan obtained from Land Registry showing the state of the title plan on 04 June 2009 at 17:19:55. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.
This title is dealt with by Land Registry, Leicester Office.

Land Registry Direct: Register View

Date: 05 JUN 2009

THIS IS A PRINT OF THE VIEW OF THE REGISTER OBTAINED THROUGH LAND REGISTRY DIRECT SHOWING THE ENTRIES SUBSISTING IN THE REGISTER ON 5 JUN 2009 AT 08:08:17. BUT PLEASE NOTE THAT THIS REGISTER VIEW IS NOT ADMISSIBLE IN A COURT IN THE SAME WAY AS AN OFFICIAL COPY WITHIN THE MEANING OF S.67 LAND REGISTRATION ACT 2002. UNLIKE AN OFFICIAL COPY, IT MAY NOT ENTITLE A PERSON TO BE INDEMNIFIED BY THE REGISTRAR IF HE SUFFERS A LOSS BY REASON OF A MISTAKE CONTAINED WITHIN IT. THE ENTRIES SHOWN DO NOT TAKE ACCOUNT OF ANY APPLICATIONS PENDING IN THE REGISTRY.
THIS TITLE IS DEALT WITH BY LAND REGISTRY, LEICESTER OFFICE

TITLE NO: LT392650
REGISTER LAST UPDATED ON : 29 NOV 2006 AT 10:36:33

A: Property Register
This register describes the land and estate comprised in the title.

LEICESTERSHIRE : HINCKLEY AND BOSWORTH

1. (29.11.2006) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land on the south east side of Wood Road, Nailstone.

2. (29.11.2006) The mines and minerals together with ancillary powers of working are excepted.

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. (29.11.2006) PROPRIETOR: %JOHANNA SQUIRES% of The Gables, Garlands Lane, Barlestone, Nuneaton, *Warwickshire* CV13 0JD.

2. (29.11.2006) The price paid on 12 October 2006 was stated to be £28,000.

C: Charges Register
This register contains any charges and other matters that affect the land.

1. (29.11.2006) A Conveyance of the land in this title and other land dated 26 October 1976 made between (1) National Coal Board (the Board), (2) Coal Industry Estates Limited (the Company) and (3) Joseph William Pallet (Purchaser) contains the following covenants:-

"The Purchaser hereby covenants:-

(a) with the Board to the intent and so as to bind (so far as practicable) the said property or any part or parts thereof into whosoever hands the same may come to benefit and protect any mines and minerals in which the Board has any interest and which provide subjacent

or lateral support for the said property or any part or parts thereof but not so as to render the Purchaser personally liable in damages for any breach of covenant committed after he shall have parted with all interest in the property in respect of which such breach shall occur that no new building structure or works and no additions to any existing building structure or works shall at any time be erected constructed or placed on or in the said property or any part or parts thereof except in accordance with plans and specification previously approved in writing by the Board but such approval shall not be withheld unless the design layout or method of construction of such new or additional building structure or works or the materials to be used in the construction thereof do not conform to the reasonable requirements of the Board for minimising damage by subsidence PROVIDED that if any dispute shall arise between the Board and the Purchaser or any successor in title of the Purchaser as to whether such approval as aforesaid has been properly withheld such dispute shall in default of agreement be referred to the arbitration of a single arbitrator appointed by the parties hereto or their successors in title or in default of agreement on such appointment of two arbitrators one to be appointed by each of the parties hereto or their successors in title subject to and in accordance with the provisions of the arbitration Act 1950 or any statutory modification or re-enactment thereof for the time being in force"

2. (29.11.2006) The land is subject to the following rights reserved by the Conveyance dated 26 October 1976 referred to above:-

"EXCEPT NEVERTHELESS AND RESERVING...to the Company and the Board (i) full and free right of running water and soil gas and electricity through or by the sewers drains pipes and watercourses gas and electricity mains now laid in or under the said property (ii) full and free right for the Company and the Board to use their adjoining or neighbouring lands for building and any other purposes notwithstanding that any buildings or other erections built or to be built or erected thereon may interfere with the access of light and air to the said property"

End of register

NOTE 1: The date at the beginning of an entry is the date on which the entry was made in the Register.
NOTE 2: Symbols included in register entries do not form part of the register and are used by Land Registry for internal purposes only.

Registry
rent title plan

Title number LT392650
Ordnance Survey map reference SK4208SE
Scale 1:2500
Administrative area LEICESTERSHIRE:
HINCKLEY AND BOSWORTH

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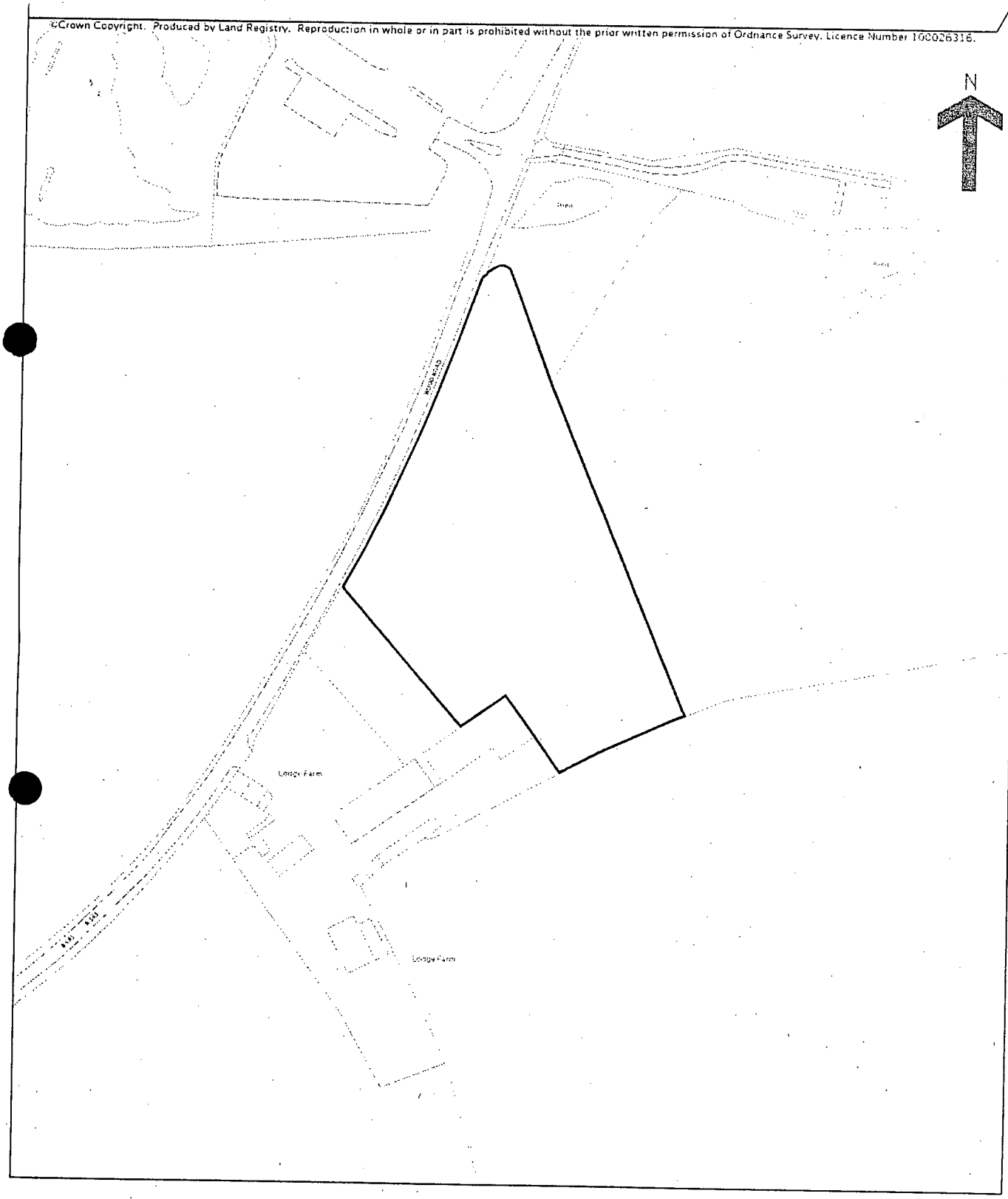

This is a print of the view of the title plan obtained from Land Registry showing the state of the title plan on 05 June 2009 at 08:09:02. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.

This title is dealt with by Land Registry, Leicester Office