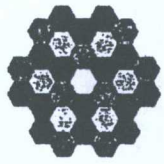
Land Registry
Leicester Office





Title information document

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Westbridge Place
Leicester LE3 5DR

DX 11900 Leicester 5

Tel 0116 265 4000
Fax 0116 2654 008
leicester.office
@landregistry.gsi.gov.uk

www.landregistry.gov.uk

Important information about the address for service

If we need to write to an owner, chargee or other party who has an interest noted on the register, we will write to them at the address shown on the register. We will also use this address if we need to issue any formal notice to an owner or other party as a result of an application being made. Notices are often sent as a measure to safeguard against fraud. It is important that this address is correct and up to date. If it is not you may not receive our letter or notice and could suffer a loss as a result.

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Official copy of register of title

Title number LT376410 Edition date 20.04.2009

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- Issued on 12 May 2009.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- 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 (27.06.2005) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being land at 13 Moat Way, Barwell (LE9 8EY).

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 possessory

1 (27.06.2005) PROPRIETOR: BACHMANN EUROPE PLC (Co. Regn. No. 2392907) of Moat Way, Barwell, Leicestershire LE9 8EY.

2 (27.06.2005) The value stated as at 27 June 2005 was £50,000.

C: Charges register

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

1 (27.06.2005) The land is subject to such easements and restrictive covenants as may have been imposed thereon before 27 June 2005 and are still subsisting and capable of being enforced.

2 (20.04.2009) REGISTERED CHARGE dated 23 March 2009 affecting also other titles.

NOTE: Charge reference LT102685.

C: Charges register continued

3 (20.04.2009) Proprietor: BARCLAYS BANK PLC (Co. Regn. No. 1026167) of UK Banking Service Centre, PO Box 299, Birmingham B1 3PF.

End of register



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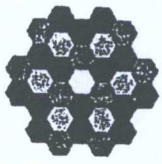

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C: Charges register

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

1 (05.08.2004) A Transfer of the land in this title dated 17 June 2004 made between (1) Alfred Thomas Farndon and Frances Anne Farndon and (2) Bachmann Europe PLC contains restrictive covenants.

NOTE: Copy filed.

2 (05.08.2004) The land is subject to the rights reserved by the Transfer dated 17 June 2004 referred to above.

3 (20.04.2009) REGISTERED CHARGE dated 23 March 2009 affecting also other titles.

NOTE: Charge reference LT102685.

4 (20.04.2009) Proprietor: BARCLAYS BANK PLC (Co. Regn. No. 1026167) of UK Banking Service Centre, PO Box 299, Birmingham B1 3PF.

End of register

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Title number LT367521 Edition date 20.04.2009

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A: Property register

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

LEICESTERSHIRE : HINCKLEY AND BOSWORTH

1 (09.06.2003) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land lying to the West of 13 Moat Way, Barwell (LE9 8EY).

2 (05.08.2004) The Transfer dated 17 June 2004 referred to in the Charges Register contains a provision as to light or air.

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 (05.08.2004) PROPRIETOR: BACHMANN EUROPE PLC (Co. Regn. No. 2392907) of Moat Way, Barwell, Leicestershire LE9 8EY.

2 (05.08.2004) The price stated to have been paid on 17 June 2004 was £50,000.

Land Registry
Official copy of title plan

Title number LT376410
Ordnance Survey map reference SP4396NE
Scale 1:1250
Administrative area LEICESTERSHIRE:
HINCKLEY AND BOSWORTH

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Title number LT367521
Ordnance Survey map reference SP4396NE
Scale 1:1250
Administrative area LEICESTERSHIRE:
HINCKLEY AND BOSWORTH

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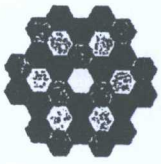

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Official copy of register of title

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Title number LT252917 Edition date 20.04.2009

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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 (14.12.1992) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land lying to the West of Moat Way, Barwell.

2 (14.12.1992) The Transfer dated 2 December 1992 referred to in the Charges Register contains the following provision:-

"IT IS HEREBY DECLARED as follows:-

(a) The Transferee shall not be entitled to any right or easement of light or air or otherwise which would restrict or in any way interfere with the free use for building or any other purpose of any adjoining or neighbouring property of the Transferor or any part thereof

(b) It is hereby agreed and declared that the boundary marked with an inward "T" on the plan annexed shall comprise the hedge to be planted by the Transferee which hedge shall henceforth belong to the Transferee".

NOTE: The 'T' mark referred to affects the western boundary of the land in this title.

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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 (14.12.1992) PROPRIETOR: BACHMANN EUROPE PLC (Co. Regn. No. 02392907) of Moat Way, Barwell, Leicestershire LE9 8EY.

C: Charges register

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

1 (14.12.1992) A Transfer of the land in this title dated 2 December 1992 made between (1) Walter Joseph Farndon (Transferor) and (2) Bachmann Industries Europe Limited (Transferee) contains the following covenants:-

"THE Transferee hereby covenants with the Transferor to the intent that the burden of the covenants shall run with and bind the Property hereby transferred and every part of it and the benefit of the covenants shall be annexed to and run with the Transferor's retained land and every part of it:-

(a) Not to do nor allow to be done on the property hereby transferred anything which may be or grow to be a nuisance or annoyance to the Transferor or the Transferor's successors in title owners for the time being of the remainder or any part of the remainder of the land comprised in the Transferor's ownership

(b) Within three months from the date hereof to plant a quick thorn hedge along the entire length of the boundary marked with an inwards "T" on the plan annexed hereto of a type and in a position to be approved in writing beforehand by Transferor or the Transferor's Agent

(c) Not to allow the boundary hedge along the boundary marked with an inward "T" on the plan annexed to fall into disrepair but to maintain the same in a sound and stock proof condition

THE Transferee (with the object and intent of affording to the Transferor a full and sufficient indemnity but not further or otherwise) hereby covenants with the Transferor that the Transferee and the persons deriving title under the Transferee will at all times indemnify and keep indemnified the Transferor and the estate and effects of the Transferor from and against all proceedings costs claims expenses liabilities whatsoever arising from any alteration or work to the existing water course running to the east and south-east of the land hereby transferred".

NOTE: The 'T' mark referred to affects the western boundary of the land in this title.

2 (20.04.2009) REGISTERED CHARGE dated 23 March 2009 affecting also other titles.

NOTE: Charge reference LT102685.

3 (20.04.2009) Proprietor: BARCLAYS BANK PLC (Co. Regn. No. 1026167) of UK Banking Service Centre, PO Box 299, Birmingham B1 3PF.

End of register

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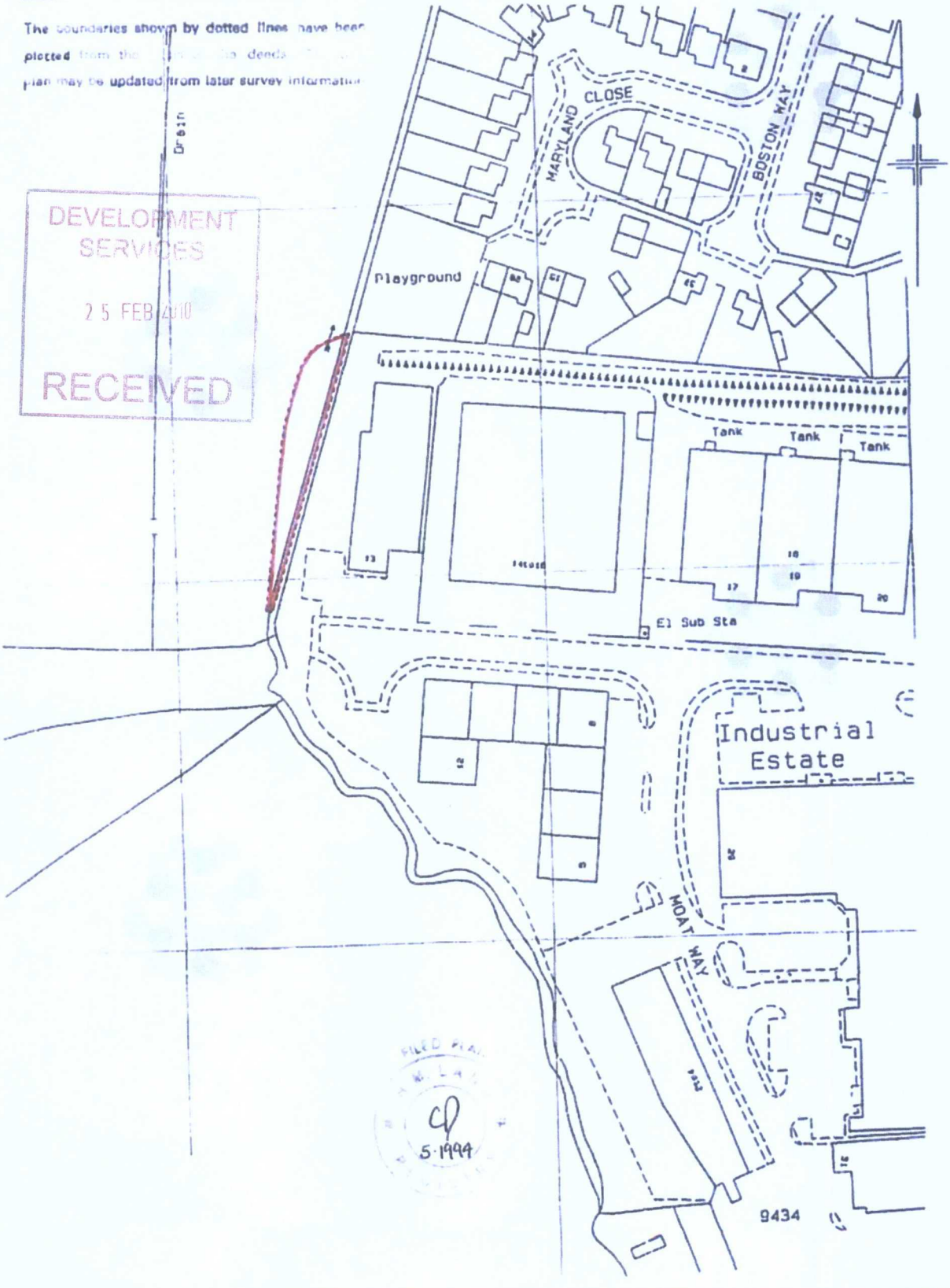
H.M. LAND REGISTRY

TITLE NUMBER

LT252917

ORDNANCE SURVEY PLAN REFERENCE	SP 4396	Scale 1/1250 Enlarged from 1/2500
COUNTY LEICESTERSHIRE	DISTRICT HINCKLEY AND BOSWORTH	© Crown Copyright 1994

The boundaries shown by dotted lines have been plotted from the [illegible] deeds. The plan may be updated from later survey information.



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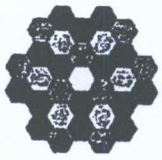



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Title number LT102685 Edition date 20.04.2009

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LEICESTERSHIRE : HINCKLEY AND BOSWORTH

1 (25.01.1980) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 13 Moat Way, Barwell (LE9 8EY).

2 The land was formerly copyhold of the Manor of Barwell and the rights saved to the lord by the 12th Schedule of the Law of Property Act 1922 are excepted from the registration.

3 The land has the benefit of the following rights granted by but is subject to the following rights reserved by a Conveyance of the land in this title and other land dated 30 November 1973 made between (1) McLeish & Spencer Limited (Vendor) and (2) Oakhill Developments (Property) Limited (Purchaser):-

TOGETHER with a right for the Purchaser and its successors in title in common with all persons entitled to such right to go pass and repass at al times over and along the estate roads of the Vendor Marked "A" and "B" on the said plan with or without vehicles as a means of access to and egress strong the property hereby conveyed to and from Mill Street Barwell aforesaid AND TOGETHER ALSO with a right for the Purchaser and its successors in title owner and occupiers for the time being of the land hereby conveyed and all persons authorised by it in common with the Vendor and its successors in title and all persons authorised by it or them and all other persons entitled to a like right to use and make connections into any storm and foul drains manholes public service pipe and wires laid or to be laid within a period of Eighty years from the date hereof beneath the adjoining or neighbouring land of the Vendor the said drains manholes public service pipes and wires being maintained and repaired at the joint and equal expense of the owners for the time being of any property erected on the land hereby conveyed and on the adjoining or neighbouring lands of the Vendor entitled to the user thereof EXCEPTING and RESERVING unto the

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A: Property register continued

Vendor or other the owner or owners and occupiers for the time being of the land lying to the south of the land hereby conveyed and hatched brown on the said plan (hereinafter called "the Vendors retained property") a) the free passage of water soil gas electricity and other matters from and to the Vendors retained property as now used and enjoyed through any drains pipes cables or conduits now existing or hereafter to be substituted therefor in under or over the property hereby conveyed) b) the right to use all or any part of the Vendors retained property for building or other purposes whether or not such use shall obstruct or diminish the access of light and air now or at any time hereafter enjoyed by the owner or owners or occupiers for the time being of the property hereby conveyed to or for any building or other erection now or hereafter to be erected thereon.

NOTE 1: The roads marked A and B referred to are those to the South East of the land in this title and shown by dotted lines on the title plan.

NOTE 2: The copy Conveyance plan supplied on first registration did not show any land coloured brown.

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 (12.09.1989) PROPRIETOR: BACHMANN EUROPE PLC (Co. Regn. No. 2392907) of Moat Way, Barwell, Leicestershire LE9 8EY.

C: Charges register

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

1 (20.04.2009) REGISTERED CHARGE dated 23 March 2009 affecting also other titles.

NOTE: Charge reference LT102685.

2 (20.04.2009) Proprietor: BARCLAYS BANK PLC (Co. Regn. No. 1026167) of UK Banking Service Centre, PO Box 299, Birmingham B1 3PF.

End of register

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H.M. LAND REGISTRY

TITLE NUMBER

LT 102685

ORDNANCE SURVEY PLAN REFERENCE	SP4396E	Scale 1/1250
COUNTY LEICESTERSHIRE	DISTRICT HINCKLEY AND BOSWORTH	© Crown Copyright 1992



H.M. LAND REGISTRY 21/2000

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