
From: Ross Fraser <ross.fraser@montagu-evans.co.uk>
Sent: 04 November 2024 12:54
To: Sophia Nartey; Tim Hartley
Cc: Matthew Gray
Subject: RE: Response To Application Number 23/01023/HYB at Land East Of Stretton
Croft Wolvey Road Burbage Leicestershire
Attachments: Official Copy (Register) - LT155479.pdf; Official Copy (Title Plan) - LT155479.pdf;
Official Copy (Register) - LT155912.pdf; Official Copy (Title Plan) - LT155912.pdf

Hi Sophia,

Thanks for your email.

Please find attached updated office copy entities and title plans.

The Welcome Break solicitor details are:

Kali Yau
Birketts LLP
22 Station Road
Cambridge
Cambridgeshire
CB1 2JD

kali-yau@birketts.co.uk

(Direct: +44(0)1223 326686 | Ext: 1286 | Mob: +44(0)7813 596876)

The legal undertaking for costs will follow in due course.

Kind regards,

Ross

ROSS FRASER
SENIOR PLANNER

Montagu Evans LLP, 70 St Mary Axe, London, EC3A 8BE
m: 07920 206 216 e: ross.fraser@montagu-evans.co.uk

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The banner is split into two main color sections: blue on the left and yellow on the right. On the blue background, there is a white square containing a red logo of three vertical bars of increasing height, followed by the word 'RETROFIX' in large, bold, yellow capital letters. Below this, in smaller white capital letters, is the phrase 'HELPING YOU SOLVE OFFICE OBSOLESCENCE'. On the yellow background, the text 'WANT TO KNOW HOW?' is written in blue, followed by 'CLICK TO FIND OUT ABOUT OUR THREE-STEP PROCESS >>>' in red.

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From: Sophia Nartey <Sophia.Nartey@hinckley-bosworth.gov.uk>

Sent: 03 November 2024 22:16

To: Ross Fraser <ross.fraser@montagu-evans.co.uk>; Tim Hartley <Tim.Hartley@hinckley-bosworth.gov.uk>

Cc: Matthew Gray <matthew.gray@montagu-evans.co.uk>

Subject: RE: Response To Application Number 23/01023/HYB at Land East Of Stretton Croft Wolvey Road Burbage Leicestershire

Dear All,

I apologise for the delay in picking up this matter. I do think it suits the criteria for a UU. I have read through the draft, before I can forward comments please can I have the following:

1. Legal undertaking for costs in the sum of £450 and contact details for your solicitor
2. Up to date office copies

Regards

Sophia

From: Ross Fraser <ross.fraser@montagu-evans.co.uk>

Sent: 18 September 2024 18:52

To: Tim Hartley <Tim.Hartley@hinckley-bosworth.gov.uk>; Sophia Nartey <Sophia.Nartey@hinckley-bosworth.gov.uk>

Cc: Matthew Gray <matthew.gray@montagu-evans.co.uk>

Subject: RE: Response To Application Number 23/01023/HYB at Land East Of Stretton Croft Wolvey Road Burbage Leicestershire

Hi Tim / Sophia,

Further to the below, please find attached a first draft S106 UU from Welcome Break's solicitor.

@Sophia Nartey – can you please confirm whether you are happy with this approach?

I look forward to hearing from you.

Kind regards,

Ross

ROSS FRASER
SENIOR PLANNER

Montagu Evans LLP, 70 St Mary Axe, London, EC3A 8BE
m: 07920 206 216 e: ross.fraser@montagu-evans.co.uk



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From: Tim Hartley <Tim.Hartley@hinckley-bosworth.gov.uk>

Sent: 13 September 2024 14:08

To: Ross Fraser <ross.fraser@montagu-evans.co.uk>; Matthew Gray <matthew.gray@montagu-evans.co.uk>

Cc: Sophia Nartey <Sophia.Nartey@hinckley-bosworth.gov.uk>

Subject: RE: Response To Application Number 23/01023/HYB at Land East Of Stretton Croft Wolvey Road Burbage Leicestershire

Hi Ross

I'd be ok with that but Sophia would need to advise

Thanks

Tim

Tim Hartley
Team Leader (Development Management)

T: 01455 255656

From: Ross Fraser <ross.fraser@montagu-evans.co.uk>

Sent: 13 September 2024 12:10

To: Tim Hartley <Tim.Hartley@hinckley-bosworth.gov.uk>; Matthew Gray <matthew.gray@montagu-evans.co.uk>

Cc: Sophia Nartey <Sophia.Nartey@hinckley-bosworth.gov.uk>

Subject: RE: Response To Application Number 23/01023/HYB at Land East Of Stretton Croft Wolvey Road Burbage Leicestershire

Hi Tim,

In regard to the S106, Welcome Break's solicitor has asked that given the only planning obligation will be the payment of a £6,000 Travel Plan monitoring fee, whether the Council will accept a Unilateral Undertaking ('UU'), rather than entering into a bilateral legal agreement

On the basis that Welcome Break are the freehold owner of the Site, and there are no other third party legal interests in the Site, Welcome Break's solicitor is of the view that a UU is appropriate in this instance and will help to speed up the process.

Can you please confirm whether you are happy with this approach?

Kind regards,

Ross

ROSS FRASER
SENIOR PLANNER

Montagu Evans LLP, 70 St Mary Axe, London, EC3A 8BE
m: 07920 206 216 e: ross.fraser@montagu-evans.co.uk

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From: Tim Hartley <Tim.Hartley@hinckley-bosworth.gov.uk>

Sent: 18 April 2024 14:37

To: Ross Fraser <ross.fraser@montagu-evans.co.uk>; Matthew Gray <matthew.gray@montagu-evans.co.uk>

Cc: Sophia Nartey <Sophia.Nartey@hinckley-bosworth.gov.uk>

Subject: RE: Response To Application Number 23/01023/HYB at Land East Of Stretton Croft Wolvey Road Burbage Leicestershire

Hi Ross

I've copied our solicitor in

I'll instruct tomorrow

Kind regards

Tim

Tim Hartley
Team Leader (Development Management)

T: 01455 255656

From: Ross Fraser <ross.fraser@montagu-evans.co.uk>

Sent: Thursday, April 18, 2024 9:43 AM

To: Tim Hartley <Tim.Hartley@hinckley-bosworth.gov.uk>; Matthew Gray <matthew.gray@montagu-evans.co.uk>

Subject: RE: Response To Application Number 23/01023/HYB at Land East Of Stretton Croft Wolvey Road Burbage Leicestershire

Hi Tim,

I hope you are well.

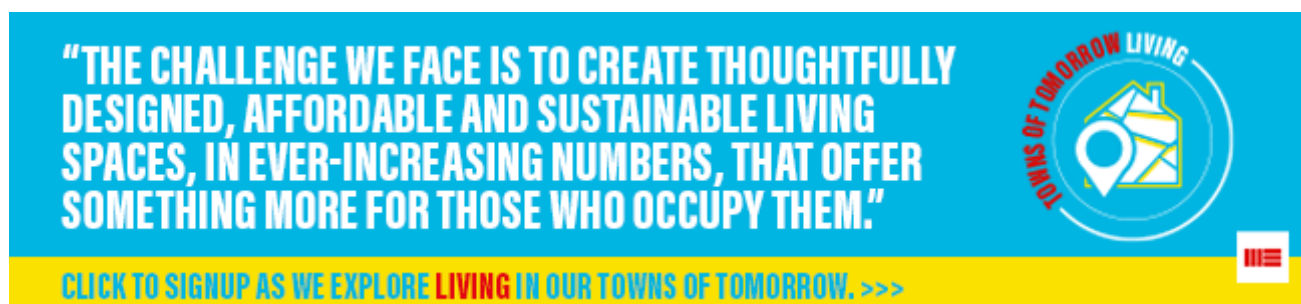
Can I please request details of the LPAs solicitors such that we can put them in contact with the applicant Welcome Break's solicitors?

Kind regards,

Ross

ROSS FRASER
SENIOR PLANNER

Montagu Evans LLP, 70 St Mary Axe, London, EC3A 8BE
m: 07920 206 216 e: ross.fraser@montagu-evans.co.uk



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From: Tim Hartley <Tim.Hartley@hinckley-bosworth.gov.uk>

Sent: Wednesday, April 17, 2024 5:27 PM

To: Ross Fraser <ross.fraser@montagu-evans.co.uk>; Matthew Gray <matthew.gray@montagu-evans.co.uk>

Subject: FW: Response To Application Number 23/01023/HYB at Land East Of Stretton Croft Wolvey Road Burbage Leicestershire

Hi

For info

With regard to the S106 how did you want to progress this

Kind regards

Tim

Tim Hartley

Team Leader (Development Management)

T: 01455 255656

From: highways@planning.leics.gov.uk <highways@planning.leics.gov.uk>
Sent: Wednesday, April 17, 2024 2:00 PM
To: Tim Hartley <Tim.Hartley@hinckley-bosworth.gov.uk>; Planning Folder New <PlanningFolderNew@hinckley-bosworth.gov.uk>
Cc: amanda.wright@leics.gov.uk
Subject: Response To Application Number 23/01023/HYB at Land East Of Stretton Croft Wolvey Road Burbage Leicestershire

Please find attached my representation in response to the above planning submission.

On behalf of
Leicestershire County Council
County Hall
Glenfield
Leicestershire
LE3 8RJ

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The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Applications are pending in HM Land Registry, which have not been completed against this title.



Official copy of register of title

Title number LT155479

Edition date 09.11.2022

- This official copy shows the entries on the register of title on 07 MAY 2024 at 10:14:16.
- 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 04 Nov 2024.
- 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, Leicester Office.

A: Property Register

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

LEICESTERSHIRE : HINCKLEY AND BOSWORTH

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land at Stretton Croft, Wolvey Road, Burbage.
- 2 The land tinted yellow on the title plan has the benefit of the following rights granted by a Conveyance thereof and other land dated 1 November 1968 made between (1) Reginald Kirby Bennett and (2) George Frederick Coe and Katharine Margaret Coe (Purchasers):-

"TOGETHER WITH the benefit of the following rights namely (1) the free passage of water soil gas electricity and other matters from and to the adjoining or neighbouring property known as Leicester Grange Farm as now used and enjoyed through any drains pipes cables or conduits now existing or hereafter to be substituted therefor in or under the said adjoining or neighbouring property (11) the right for the Purchasers and their successors in title owners and occupiers for the time being of the property hereby conveyed to discharge the overflow from the private sewage disposal system constructed upon the property hereby conveyed into the ditch at the point marked X on the said plan and thence through and along the ditches or watercourses upon the said adjoining or neighbouring property known as Leicester Grange Farm (111) the right for the Purchasers and their successors in title to use all or any part of the property hereby conveyed 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 occupiers for the time being of any part of the said adjoining or neighbouring property known as Leicester Grange Farm to or for any building or other erection now or hereafter erected thereon."

NOTE: The point marked X referred to has been reproduced on the title plan.

- 3 The land tinted blue and tinted pink on the title plan has the benefit of the following rights granted by but is subject to the following rights reserved by a Conveyance thereof and other land dated 30 September 1966 made between (1) Reginald Kirby Bennett and David Bennett (Vendors) and (2) Michael David Patterson Turnbull (Purchaser):-

TOGETHER with the rights members easements and appurtenances to the

A: Property Register continued

said hereditaments now belonging or appertaining EXCEPT AND RESERVING out of the Conveyance hereby made (i) the free passage of water soil gas electricity and other matters from and to the said Reginald Kirby Bennett's adjoining or neighbouring 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 AND

.....

(ii) unto the said Reginald Kirby Bennett and his successors in title the right to use all or any part of the said Reginald Kirby Bennett's adjoining or neighbouring 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 Purchaser or his successors in title owners or occupiers for the time being of any part of the property hereby conveyed to or for any building or other erection now or hereafter to be erected thereon.

NOTE:-The point marked X referred to has been reproduced on the title plan.

- 4 (20.10.2008) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 5 (20.10.2008) The land has the benefit of the rights reserved by but is subject to the rights granted by the Transfer dated 4 September 2008 referred to in the Charges Register.
- 6 (20.10.2008) The Transfer dated 4 September 2008 referred to above contains a provision as to boundary structures.

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 (09.11.2022) PROPRIETOR: WELCOME BREAK SERVICES LIMITED (Co. Regn. No. 04099292) of 2 Vantage Court, Tickford Street, Newport Pagnell MK16 9EZ.
- 2 (09.11.2022) The price stated to have been paid on 20 October 2022 for the land in this title and in title LT155912 was £4,642,741 inclusive of VAT.
- 3 (09.11.2022) 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 The land tinted blue and tinted pink on the title plan is subject to the following rights granted by a Conveyance of adjoining land dated 8 August 1979 made between (1) John Oliver Freeman (Vendor) and (2) The Minister of Transport (Purchaser):-
 1. Full and free right and liberty for the Purchaser and his successors in title and all persons authorised by him or them from time to time and at all times hereafter on giving not less than 24 hours written notice save in case of emergency with workmen and others and all necessary materials to enter upon the adjoining land of the Vendor for the purpose of planting or erecting and thereafter maintain a hedge fence or wall on the Purchaser's side of the boundaries of the said land the Purchaser using his best endeavours to do no avoidable damage and making good any damage thereby done to the surface of the said

C: Charges Register continued

adjoining land to the reasonable satisfaction of the Vendor

2. The like right on giving the like notice at all times to enter upon the piece of land containing 843 square metres or thereabouts and shown coloured blue on the said plan annexed hereto and thereon numbered 9/1b for the purpose of cleansing widening deepening and diverting the brook situate therein and constructing a headwall on part thereof and after such construction the like right from time to time to maintain inspect and use the said headwall TOGETHER with the right of support for the said headwall and the like right from time to time to renew all or any of the same the Purchaser using his best endeavours to do no avoidable damage

3. The like right on giving the like notice at all times with workmen and others and all necessary apparatus plan and materials to enter upon and excavate so much of the Vendor's said adjoining land coloured blue as shall be necessary for the purpose of exercising the rights hereinbefore mentioned the Purchaser using his best endeavours to do no avoidable damage.

NOTE:-The adjoining land of the Vendor referred to relates to the land in this title adjoining the M69 and slip road thereto and the land coloured blue referred to is shown by pink tinting on the title plan.

- 2 (23.08.2007) The land is subject to the rights granted by a Deed of Grant dated 14 August 2007 made between (1) William Kendrick and Sons Limited and (2) Central Networks East PLC.

The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed.

- 3 (20.10.2008) A Transfer of the land edged and numbered LT414689 in green on the title plan dated 4 September 2008 made between (1) William Kendrick and Sons (Transferor) Limited and (2) Kendrick Homes Limited contains restrictive covenants by the Transferor.

NOTE: Copy filed under LT414689.

- 4 (03.06.2015) The land is subject to the rights granted by a Deed dated 2 June 2015 made between (1) William Kendrick & Sons Ltd and (2) National Grid Electricity Transmission Plc.

The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed.

- 5 (22.09.2015) By a Deed dated 1 September 2015 made between (1) Stretton Point Developments Limited and (2) National Grid Electricity Transmission Plc the rights granted by the Deed dated 2 June 2015 referred to above have been varied as therein mentioned.

NOTE: Copy filed.

End of register

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

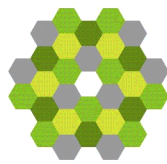
There is an/are application(s) pending in HM Land Registry and if we have only completed the mapping work for a pending application affecting the title concerned, such as a transfer of part:

- additional colour or other references, for example 'numbered 1', may appear on the title plan (or be referred to in the certificate of inspection in form CI), but may not yet be mentioned in the register
- colour or other references may also have been amended or removed from the title plan (or not be referred to in form CI), but this may not be reflected in the register at this stage.

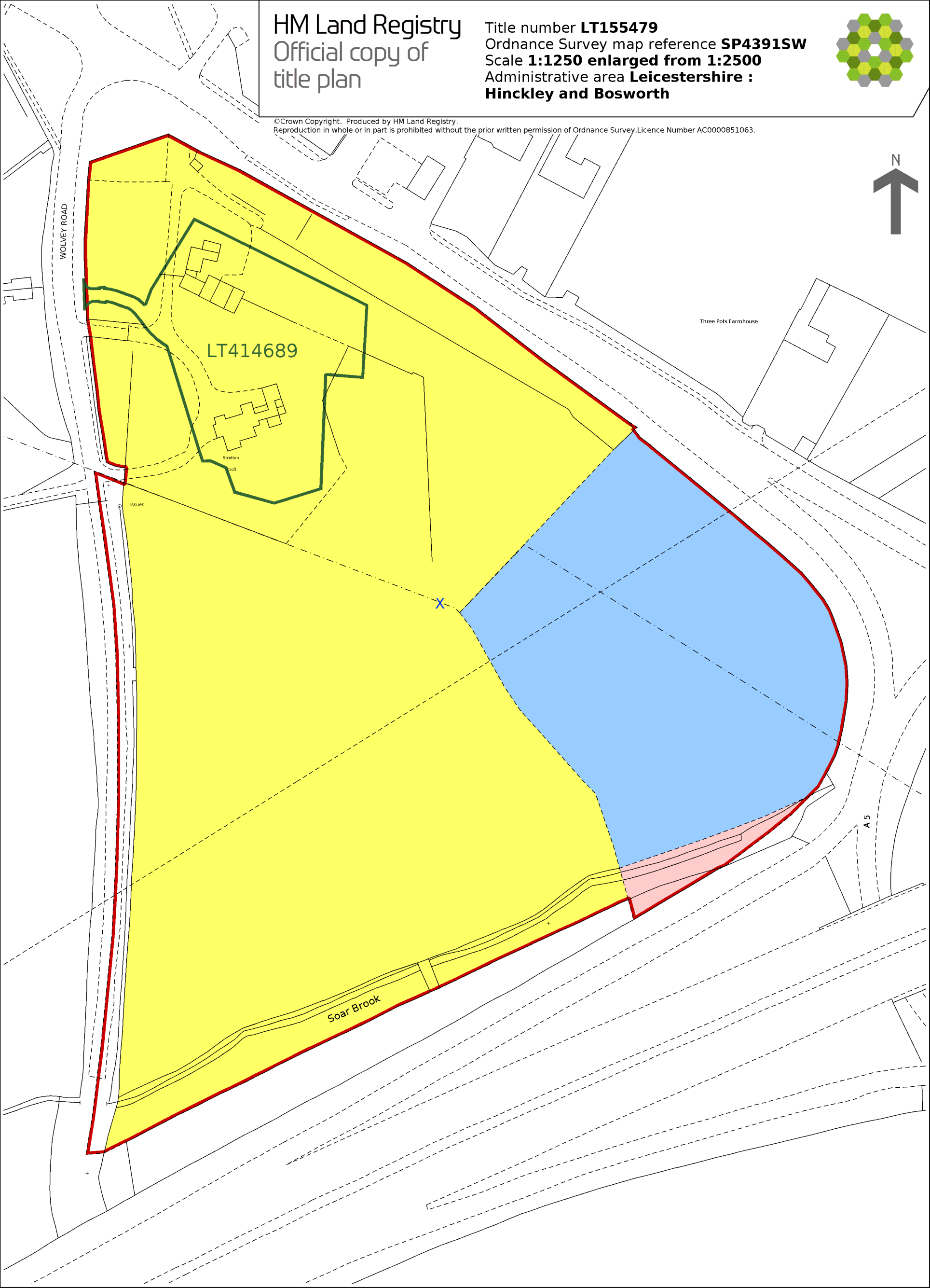
This official copy is issued on 04 November 2024 shows the state of this title plan on 07 May 2024 at 10:14:16. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. This title is dealt with by the HM Land Registry, Leicester Office .

HM Land Registry
Official copy of
title plan

Title number **LT155479**
Ordnance Survey map reference **SP4391SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Leicestershire :**
Hinckley and Bosworth



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Applications are pending in HM Land Registry, which have not been completed against this title.



Official copy of register of title

Title number LT155912

Edition date 09.11.2022

- This official copy shows the entries on the register of title on 07 MAY 2024 at 10:14:16.
- 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 04 Nov 2024.
- 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, Leicester Office.

A: Property Register

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

LEICESTERSHIRE : HINCKLEY AND BOSWORTH

- 1 (02.10.1984) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land at Wolvey.
- 2 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 September 1966 made between (1) Reginald Kirby Bennett and David Bennett (Vendors) and (2) Michael David Patterson Turnbull (Purchaser):-

TOGETHER with the rights members easements and appurtenances to the said hereditaments now belonging or appertaining EXCEPT AND RESERVING out of the Conveyance hereby made (i) the free passage of water soil gas electricity and other matters from and to the said Reginald Kirby Bennett's adjoining or neighbouring 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 AND EXCEPT AND RESERVING in particular the right for the said Reginald Kirby Bennett and his successors in title owners and occupiers for the time being of the adjoining property known as "Stretton Croft" Hinckley aforesaid the right to discharge the overflow from the private sewage disposal system constructed upon the said property known as "Stretton Croft" into the ditch at the point marked "X" on the plan attached hereto and thence through and along the ditches or watercourses upon the property hereby conveyed and (ii) unto the said Reginald Kirby Bennett and his successors in title the right to use all or any part of the said Reginald Kirby Bennett's adjoining or neighbouring 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 Purchaser or his successors in title owners or occupiers for the time being of any part of the property hereby conveyed to or for any building or other erection now or hereafter to be erected thereon.

NOTE: The point marked X referred to has been reproduced on the filed plan.

- 3 (26.02.1987) The land edged and numbered in green on the filed plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 4 (03.07.1997) The blue edging on the title plan is no longer of any

A: Property Register continued

significance and should be ignored since the entry in the register which gave rise to this reference has been cancelled.

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 (09.11.2022) PROPRIETOR: WELCOME BREAK SERVICES LIMITED (Co. Regn. No. 04099292) of 2 Vantage Court, Tickford Street, Newport Pagnell MK16 9EZ.
- 2 (09.11.2022) The price stated to have been paid on 20 October 2022 for the land in this title and in title LT155479 was £4,642,741.
- 3 (09.11.2022) 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 The land is subject to the following rights granted by a Conveyance of adjoining land dated 8 August 1979 made between (1) John Oliver Freeman (Vendor) and (2) The Minister of Transport (Purchaser):-
 1. Full and free right and liberty for the Purchaser and his successors in title and all persons authorised by him or them from time to time and at all times hereafter on giving not less than 24 hours written notice save in case of emergency with workmen and others and all necessary materials to enter upon the adjoining land of the Vendor for the purpose of planting or erecting and thereafter maintaining a hedge fence or wall on the Purchaser's side of the boundaries of the said land the Purchaser using his best endeavours to do no avoidable damage and making good any damage thereby done to the surface of the said adjoining land to the reasonable satisfaction of the Vendor
 2. The like right on giving the like notice at all times to enter upon the piece of land containing 843 square metres or thereabouts and shown coloured blue on the said plan annexed hereto and thereon numbered 9/1b for the purpose of cleaning widening deepening and diverting the brook situate therein and constructing a headwell on part thereof and after such construction the like right from time to time to maintain inspect and use the said headwell TOGETHER with the right of support for the said headwell and the like right from time to time to renew alter and remove all or any of the same the Purchaser using his best endeavour to do no avoidable damage
 3. The like right on giving the like notice at all times with workmen and others and all necessary apparatus plant and materials to enter upon and excavate so much of the Vendor's said adjoining land coloured blue as shall be necessary for the purpose of exercising the rights hereinbefore mentioned the Purchaser using his best endeavours to do no avoidable damage.
- NOTE: The adjoining land of the Vendor referred to relates to the land in this title adjoining the M69 and slip road thereto and the land coloured blue is shown by the pink tinting on the filed plan.

End of register

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

There is an/are application(s) pending in HM Land Registry and if we have only completed the mapping work for a pending application affecting the title concerned, such as a transfer of part:

- additional colour or other references, for example 'numbered 1', may appear on the title plan (or be referred to in the certificate of inspection in form CI), but may not yet be mentioned in the register
- colour or other references may also have been amended or removed from the title plan (or not be referred to in form CI), but this may not be reflected in the register at this stage.

This official copy is issued on 04 November 2024 shows the state of this title plan on 07 May 2024 at 10:14:16. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). 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. This title is dealt with by the HM Land Registry, Leicester Office .

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H.M. LAND REGISTRY		TITLE NUMBER	
		LT 155912	
ORDNANCE SURVEY PLAN REFERENCE	SP 4390 SP4391	Scale 1/1250 Enlarged from 1/2500	
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