



## Official copy of register of title

Title number NN253210

Edition date 21.02.2008

- This official copy shows the entries in the register of title on 12 November 2008 at 11:14:07.
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- Issued on 12 November 2008.
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- For information about the register of title see Land Registry website [www.landregistry.gov.uk](http://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.

NORTHAMPTONSHIRE : NORTHAMPTON

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land on the East side of Gladstone Road, Northampton and Unit 5, Heathfield Way, Kings Heath, Northampton (NNS 7QP).
- 2 The Conveyance of the land tinted yellow on the title plan dated 21 June 1961 referred to in the Charges Register contains a provision as to light or air.
- 3 The land tinted yellow 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 dated 24 December 1962 made between (1) Derek Walter Brooks and Arthur Bliss Johnson and (2) Brooks & Johnson Limited:-

"TOGETHER ALSO with the right to use the sewers drains channels pipes conduits and cables on or under the adjoining land of the Vendors which at present serve the property hereby conveyed the Purchasers paying a fair proportion of the expense of repairing renewing and cleansing the same but Excepting and Reserving unto the Vendors and their successors in title as incident to the ownership of the remainder of the Vendors Dallington Fields Estate and persons authorised by him or them the right

(i) to the free and uninterrupted passage of sewers drains channels pipes conduits and cables and the use thereof for the running of soil water effluent gas or electricity and other services from or to and through other parts of the Vendors said Estate

(ii) with or without workmen and others as often as may be necessary and at all reasonable times on notice but at any time in case of emergency to enter in and upon the demised premises for the purpose of cleansing repairing maintaining altering removing or renewing any such sewers drains

## A: Property register continued

channels pipes conduits and cables as aforesaid or for the purpose of laying or installing such additional sewers drains pipes channels conduits and cables in such positions and to such specifications as the Vendors desire."

- 4 The Conveyance dated 24 December 1962 referred to above contains the following provision:-  
  
"THE Purchasers 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 user for building or for any other purpose of the adjoining or neighbouring property of the Vendors."
- 5 The land edged blue on the title plan has the benefit of but is subject to the rights granted by the Demarcation Agreement dated 25 March 1996 referred to in the Charges Register.
- 6 (22.07.2005) A new title plan showing an amended extent based on the latest revision of the Ordnance Survey Map has been prepared.
- 7 (21.02.2008) 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.

## 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 (30.03.2005) PROPRIETOR: BRB (RESIDUARY) LIMITED of 55 Victoria Street, London, SW1H 0EU.
- 2 (30.03.2005) The value as at 30 March 2005 was stated to be over £3,000,000.00.
- 3 (30.03.2005) A Conveyance of the land tinted pink on the title plan and other land dated 27 March 1930 made between (1) The Mayor Aldermen And Burgesses Of The County Borough Of Northampton (Vendors) and (2) The London Midland And Scottish Railway Company (Company) contains Purchasers' personal covenant(s) details of which are set out in the schedule of personal covenants hereto.
- 4 (30.03.2005) A Conveyance of the land tinted blue on the title plan and other land dated 1 May 1930 made between (1) The Right Honourable Albert Edward John Earl Spencer (Vendor) and (2) George Strachan Pawle and others (Trustees) and (3) The London Midland And Scottish Railway Company (Company) contains Purchasers' personal covenant(s) details of which are set out in the schedule of personal covenants hereto.

### Schedule of personal covenants

- 1 The following are details of the personal covenants contained in the Conveyance dated 27 March 1930 referred to in the Proprietorship Register:-  
  
"1. The Company shall erect and thereafter maintain to the reasonable satisfaction of the Vendors or suitable fence between the points marked D E

## Schedule of personal covenants continued

F on the said plan.

2. The Company shall make good any damage caused to the existing land drains pipes and waterways by reason of the severance of the said hereditaments from the Vendors' remaining lands."

NOTE: The points marked D E F referred to are shown by the points marked X, Y and Z on the title plan.

- 2 The following are details of the personal covenants contained in the Conveyance dated 1 May 1930 referred to in the Proprietorship Register:-

"And the Company hereby covenants with the Vendor and the persons deriving title under him that the Company will duly observe and perform the stipulations contained in the said First Schedule hereto.

THE FIRST SCHEDULE before referred to

1. The Company shall erect and thereafter maintain suitable fences between the points marked A, B, C, D, E, F, G, H, K, L, M, N and O on the said plan.

2. The Company shall make good any damage caused to the existing land drains and waterways by reason of the severance of the said hereditaments from the Vendors' remaining estate."

NOTE: Points A, B, C, D, E, F, G, H, K, L, M, N and O referred to are reproduced on the title plan.

## C: Charges register

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

- 1 A Conveyance of the land tinted yellow on the title plan dated 21 June 1961 made between (1) The Mayor Aldermen and Burgesses of the Borough of Northampton and (2) Derek Walter Brooks and Arthur Bliss Johnson contains restrictive covenants and reservations.

*NOTE: Copy filed under NN80792.*

- 2 A Demarcation Agreement affecting the land edged blue on the title plan dated 25 March 1996 made between (1) British Railways Board and (2) Railtrack PLC contains restrictive covenants.

*NOTE: Copy filed.*

- 3 (02.08.2005) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto. The leases grant and reserve easements as therein mentioned.

## C: Charges register continued

### Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	02.08.2005 edged yellow	land on the east side of Gladstone Road	22.06.2005 From 22.6.2005 until 23.4.2035	NN256110

End of register