

Adjoining Royal Mail Ownership

Contents

Title Number ON76692 - royal mail

Title Number ON131543 - royal mail

Title Plan ON76692 Plan - royal mail



Official copy of register of title

Title number ON131543

Edition date 24.12.2010

- This official copy shows the entries on the register of title on 25 FEB 2011 at 10:53:05.
- 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 25 Feb 2011.
- 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, Gloucester Office.

A: Property Register

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

OXFORDSHIRE : OXFORD

- 1 (19.01.1990) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land on the West side of Oxpens Road.

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 (19.01.1990) PROPRIETOR: ROYAL MAIL ESTATES LIMITED (Co. Regn. No. 05770587) of 148 Old Street, London EC1V 9HQ and of 100 Victoria Embankment, London EC4Y 0HQ.
- 2 (19.01.1990) RESTRICTION: Except under an order of the registrar no charge by the proprietor of the land is to be registered.

C: Charges Register

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

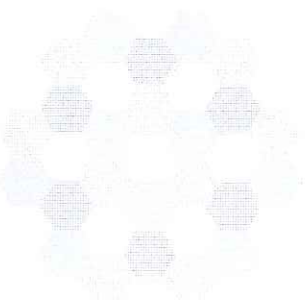
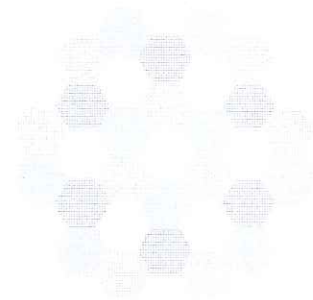
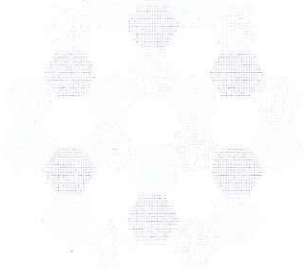
- 1 (19.01.1990) The land is subject to such restrictive covenants as may have been imposed thereon before 19 January 1990 and are still subsisting and capable of being enforced.
- 2 (27.08.2008) By a Floating Charge dated 19 March 2007 made between (1) Royal Mail Estates Limited and (2) Secretary of State for Trade and Industry the land is charged as security for the moneys therein mentioned. The charge is expressed to be by way of floating security.

Title number ON131543

C: Charges Register continued

NOTE: Copy filed under 63764.

End of register





Official copy of register of title

Title number ON76692

Edition date 19.06.2009

- This official copy shows the entries on the register of title on 25 FEB 2011 at 10:55:21.
- This date must be quoted as the "search from date" in any official search application based on this copy.
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- Issued on 25 Feb 2011.
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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, Gloucester Office.

A: Property Register

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

OXFORDSHIRE : OXFORD

1 (21.03.1983) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Oxford Delivery Office, Royal Mail House, Oxpens Road, Oxford (OX1 1XX).

2 The Conveyance dated 16 February 1983 referred to in the Charges Register is expressed to grant the following right:-

"The right for the Purchaser and all persons authorised by it (in common with all others entitled to the like right) but only insofar as the Vendor is able to do so and subject to any existing rights in favour of the Board to go pass and repass with or without vehicles over and along the land which for the purpose of identification only is shown coloured blue on the said plan from and to the land to and from Oxpens Road aforesaid."

NOTE: The land coloured blue referred to is tinted blue 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

1 (28.02.2008) PROPRIETOR: ROYAL MAIL ESTATES LIMITED (Co. Regn. No. 05770587) of 148 Old Street, London EC1V 9HQ and of 100 Victoria Embankment, London EC4Y 0HQ.

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 Agreement dated 1 August 1972 made between (1) British Railways Board (Board) (2) National Carriers Limited (Company) and (3) National Freight Corporation:-

"WHERE on the 31st December 1968 there existed on the land shown on the said plan and which has on that day vested in the Company any way or watercourse means of support (whether natural or artificial) or any access of light or air or any pipe wire retaining wall or other work which benefits the land retained by the Board the Company hereby grant to the Board as from that day an easement in respect thereof."

NOTE: The expression "way" in the above clause is defined as including the land edged blue on the title plan.

- 2 A Deed dated 18 August 1977 made between (1) National Carriers Limited (Grantor) and (2) Esso Petroleum Company Limited (Grantee) contains the following covenants:-

THE GRANTOR (to the intent and so as to bind the said land and every part thereof into whosoever hands the same may come and to the intent to benefit and protect the easement hereby granted) HEREBY COVENANTS with the Grantee that the Grantor shall not do or cause or permit to be done on the said land anything calculated or likely to cause damage or injury to the said works and will take all reasonable precautions to prevent such damage or injury.

- 3 The land is subject to the following rights reserved by the Deed dated 18 August 1977 referred to above:-

The Grantor as Beneficial Owner hereby GRANTS UNTO the Grantee ALL THAT the easement and right to lay construct use inspect maintain repair replace remove or render unusable a medium voltage electricity cable (hereinafter together called "the said works") across the said land between the points marked 'A' and 'B' on the plan annexed hereto TOGETHER WITH the free right of ingress and egress (subject to payment of compensation as hereinafter mentioned) to and from the Grantor's land for the purpose of exercising the easement and rights herein granted and for all incidental purposes and to store all necessary apparatus and materials ancillary to the said works in positions to be agreed with the Grantor's Depot Manager EXCEPT AND RESERVING unto the Grantor the right to vary ground levels and form and construct paved areas roads railway tracks pipelines and fencing and such other works and facilities as the Grantor may require within and across the route of the cable TO HOLD the same unto the Grantee in fee simple.

NOTE: The points 'A' and 'B' referred to are reproduced on the filed plan.

- 4 A Conveyance of the land in this title dated 16 February 1983 made between (1) National Carriers Limited, (2) British Railways Board and (3) Post Office contains the following covenants:-

"THE Purchaser hereby COVENANTS with the Board

(a) That where any part of the land is not separated from the property of the Board by an adequate existing wall or fence within the meaning of Clause 8 of the Agreement to construct within one month from the date hereof and forever thereafter to maintain and repair a wall or fence to the reasonable requirements of the Board so as to divide the land from the adjoining property of the Board which wall or fence shall not be less than ten feet from the nearest railway line belonging to the Board unless otherwise agreed by the Board.

(b) Notwithstanding the aforementioned covenant to demolish the existing fuel installation and to erect a fence or wall in accordance with the Board's requirements as aforesaid.

(c) To keep in good repair and condition all existing walls of the buildings on the land that abut the adjoining land of the Board."

C: Charges Register continued

- 5 The land is subject to rights relating to oil pipes and electric cables.
- 6 (28.02.2008) By a Debenture dated 19 March 2007 made between (1) Royal Mail Group PLC and (2) Secretary of State for Trade and Industry the land is charged as security for the moneys therein mentioned. The charge is expressed to be by way of floating security.

NOTE: Copy filed under 63764.

- 7 (28.02.2008) By a Floating Charge dated 19 March 2007 made between (1) Royal Mail Estates Limited and (2) Secretary of State for Trade and Industry the land is charged as security for the moneys therein mentioned. The charge is expressed to be by way of floating security.

NOTE: Copy filed under 63764.

End of register

H.M. LAND REGISTRY

TITLE NUMBER

ON76692

ORDNANCE SURVEY
PLAN REFERENCE

SP 5006

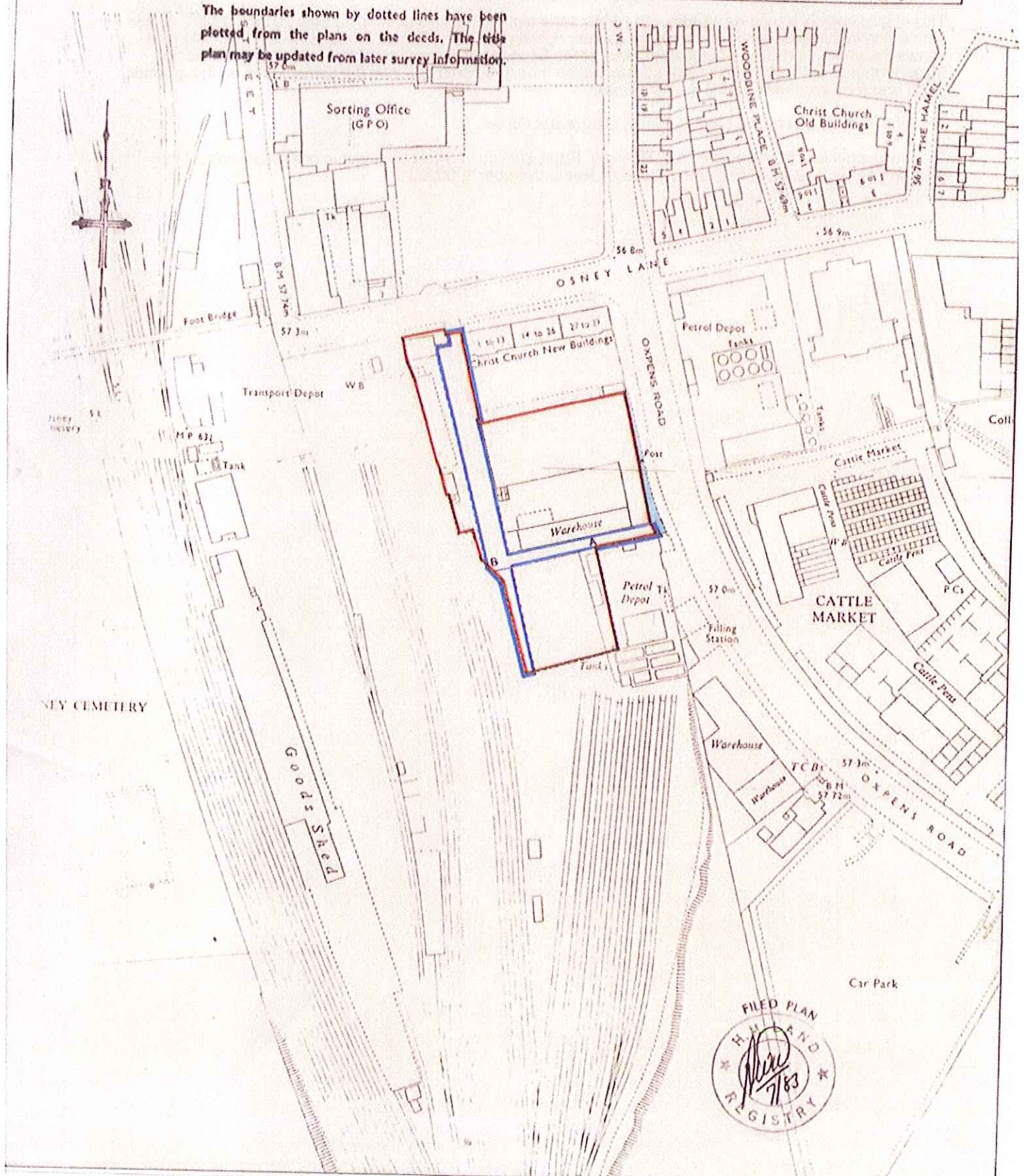
Scale
1/1250

COUNTY OXFORDSHIRE

DISTRICT OXFORD

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The boundaries shown by dotted lines have been plotted from the plans on the deeds. The title plan may be updated from later survey information.



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 Land Registry.

This official copy is issued on 12 May 2011 shows the state of this title plan on 12 May 2011 at 14:33:05. 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. See Land Registry Public Guide 7 - *Title Plans*.

This title is dealt with by the Land Registry, Gloucester Office .

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