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Official copy of register of title

Title number AA4731

Edition date 22.10.2019

- This official copy shows the entries on the register of title on 17 DEC 2019 at 12:23:54.
- 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 17 Dec 2019.
- 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, Peterborough Office.

A: Property Register

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

ESSEX : ROCHFORD

- 1 The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Parcel F, Wolsey Park, Rawreth Lane, Rayleigh.
- 2 (19.06.2019) The land has the benefit of any legal easements granted by a Transfer of the land in this title and other land dated 9 April 2019 made between (1) Philip John Cottis and (2) Countryside Properties (UK) Limited but is subject to any rights that are reserved by the said deed and affect the registered land.

NOTE: Copy filed under EX991160.
- 3 (19.06.2019) The Transfer dated 9 April 2019 referred to above contains a provision excluding the operation of section 62 of the Law of Property Act 1925 as therein mentioned.
- 4 (22.10.2019) The land has the benefit of any legal easements granted by the Transfer dated 30 September 2019 referred to in the Charges Register but is subject to any rights that are reserved by the said deed and affect the registered land.
- 5 (22.10.2019) The Transfer dated 30 September 2019 referred to above contains a provision excluding the operation of section 62 of the Law of Property Act 1925 as therein mentioned.

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 (22.10.2019) PROPRIETOR: BLOOR HOMES LIMITED (Co. Regn. No. 02162561) of Ashby Road, Measham, Swadlincote DE12 7JP and of Marauder House, Skyliner Way, Bury St. Edmunds IP32 7YA.
- 2 (22.10.2019) The price stated to have been paid on 30 September 2019

B: Proprietorship Register continued

was £16,980,000 inclusive of VAT.

- 3 (22.10.2019) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction is to be registered without a certificate signed by a conveyancer that the provisions of of paragraph 19 (Alienation) of Schedule 2 and paragraph 5 (Alienation) of Schedule 4 of an Agreement dated 26 September 2019 made between (1) Countryside Properties (UK) Limited and (2) Bloor Homes Limited have been complied with or that they do not apply to the disposition.
- 4 (22.10.2019) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction is to be registered without a certificate signed by a conveyancer that the provisions of clause 12.7.1 of the Transfer dated 30 September 2019 referred to in the Charges Register have been complied with or that they do not apply to the disposition.
- 5 (22.10.2019) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by Countryside Properties (UK) Limited (Co. Regn. No. 00614864) of The Drive, Brentwood, Essex, CM13 3AT or its conveyancer or signed by The Land Restoration Trust (Co. Regn. No. 05077263) of 7 Birchwood, One Dewhurst Road, Birchwood, Warrington, WA3 7GB or its conveyancer or signed by Land Trust Residential Services Limited (Co. Regn. No. 09974102) of 7 Birchwood, One Dewhurst Road, Birchwood, Warrington, WA3 7GB or its conveyancer that the provisions of Clause 14.1(g), (h) and (i) of the Transfer dated 30 September 2019 referred to in the Charges Register have been complied with or that they do not apply to this disposition.
- 6 (22.10.2019) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be completed by registration without a certificate signed by the proprietor for the time being of the charge dated 30 September 2019 in favour of Countryside Properties (UK) Limited referred to in the Charges Register (or their conveyancer) or by a certificate given by Countryside Properties (UK) Limited or its conveyancer stating that the disposition is a Permitted Disposal as defined by the Charge dated 30 September 2019 in favour of Countryside Properties (UK) Limited referred to in the Charges Register.

C: Charges Register

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

- 1 (02.10.2003) By a Conveyance of the land tinted pink on the title plan and other land dated 5 May 1989 made between (1) William Roy Cottis (Vendor) (2) Philip Cottis (present Trustees) (3) Rosemary Anne Howells (Purchaser) and (4) Philip Cottis and Rosemary Anne Howells (new Trustees) the land tinted pink on the title plan was conveyed subject as follows:-

"SUBJECT NEVERTHELESS to:-

(a) The public right of way which runs along the boundaries of enclosures 205 and 206, 206 and 303 and 303 and 304

(b) The public underground sewer which runs through enclosures 203, 205, 300 and 303

(c) Such rights of way that exist for the benefit of the owners and occupiers for the time being of Rawreth Hall Farm House"

NOTE 1:- The enclosures referred to are the former enclosures shown on the 1923 edition of the Ordnance Survey map.

C: Charges Register continued

NOTE 2:- The former enclosures numbered 205, 300 and part of 303 form part of the land in this title and have been shown tinted pink so far as they affect the land in this title.

NOTE 3:- The boundaries between enclosures 205 and 206 and 206 and 303 referred to above adjoin the the north eastern boundary of the land in this title. The boundary between enclosures 303 and 304 does not abut or adjoin the land in this title.

- 2 (02.10.2003) The land tinted pink on the title plan is subject to the rights referred to in a Transfer thereof and other land dated 23 May 2003 made between (1) Philip John Cottis and Rosemary Anne Howells and (2) Philip John Cottis.

NOTE:-Copy filed under EX714649.

- 3 (22.10.2019) A Transfer of the land in this title dated 30 September 2019 made between (1) Countryside Properties (UK) Limited and (2) Bloor Homes Limited contains restrictive covenants.

NOTE: Copy filed.

- 4 (22.10.2019) REGISTERED CHARGE dated 30 September 2019.

- 5 (22.10.2019) Proprietor: COUNTRYSIDE PROPERTIES (UK) LIMITED (Co. Regn. No. 00614864) of Countryside House, The Drive, Brentwood, Essex CM13 3AT.

End of register