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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 AA4731

Edition date 21.05.2020

- This official copy shows the entries on the register of title on 12 AUG 2021 at 12:00:06.
- 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 21 Sep 2023.
- 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.
- 6 (07.01.2021) 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.
- 7 (07.01.2021) The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered AA21046 in green on the title plan dated 11 December 2020 made between (1) Bloor Homes Limited and (2) Chelmer Housing Partnership Limited but is subject to any rights that are granted by the said deed and affect the registered land.  
*NOTE: Copy filed under AA21046.*
- 8 (07.01.2021) The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered AA21047 in green on the

## A: Property Register continued

title plan dated 11 December 2020 made between (1) Bloor Homes Limited and (2) Chelmer Housing Partnership Limited but is subject to any rights that are granted by the said deed and affect the registered land.

*NOTE: Copy filed under AA21047.*

- 9 (16.04.2021) The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered AA25498 in green on the title plan dated 24 March 2021 made between (1) Bloor Homes Limited and (2) Chelmer Housing Partnership Limited but is subject to any rights that are granted by the said deed and affect the registered land.

*NOTE: Copy filed under AA25498.*

- 10 (16.04.2021) The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered AA25500 in green on the title plan dated 30 March 2021 made between (1) Bloor Homes Limited and (2) Chelmer Housing Partnership Limited but is subject to any rights that are granted by the said deed and affect the registered land.

*NOTE: Copy filed under AA25500.*

- 11 (29.04.2021) The land has the benefit of any legal easements reserved by transfers of land removed from the title shown edged and numbered in green on the title plan.

- 12 (29.04.2021) The land has the benefit of rights of entry for inspecting and maintaining and party structure or thing reserved by transfers of land removed from the title shown edged and numbered in green on the title 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 (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 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

## B: Proprietorship Register continued

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) ENTRY CANCELLED on 20 November 2020.
- 7 (19.06.2019) 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 10.1 of an Overage Deed dated 9 April 2019 made between (1) Philip John Cottis and (2) Countryside Properties (UK) Limited have been complied with or that they do not apply to the disposition.
- 8 (21.05.2020) 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 clauses 21.1 of an Agreement dated 13 May 2020 and made between (1) Bloor Homes Limited and (2) The Land Restoration Trust (trading as Land Trust) and (3) Countryside Properties (UK) Limited have been complied with or that they do not apply to the disposition.
- 9 (20.11.2020) RESTRICTION: No disposition of part of the registered estate shown edged blue on the title plan 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 written consent signed by the proprietor for the time being of the charge dated 8 December 2020 in favour of Chelmer Housing Partnership Limited referred to in the Charges Register or a certificate by a conveyancer confirming that the disposition constitutes a Permitted Dealing in accordance with the terms of the Charge.

## 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.

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 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.

## C: Charges Register continued

- 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) ENTRY CANCELLED on 20 November 2020.

- 5 (22.10.2019) ENTRY CANCELLED on 20 November 2020.

- 6 (20.11.2020) REGISTERED CHARGE of the land edged blue on the title plan dated 8 December 2020.

- 7 (20.11.2020) Proprietor: CHELMER HOUSING PARTNERSHIP LIMITED (Co. Regn. No. 008112) of Myriad House, 33 Springfield Lyons Approach, Springfield, Chelmsford CM2 5LB.

- 8 (13.01.2021) The land is subject to any rights that are granted by a Deed dated 9 December 2020 made between (1) Bloor Homes Limited and (2) E.S. Pipelines Limited and affect the registered land.  
The said Deed also contains restrictive covenants by the grantor.

*NOTE: Copy filed.*

- 9 (13.01.2021) The land is subject to any rights that are granted by a Deed dated 9 December 2020 made between (1) Bloor Homes Limited (2) Countryside Properties (UK) Limited and (3) ESP Electricity Limited and affect the registered land.

The said Deed also contains restrictive covenants by the grantor.

*NOTE: Copy filed under EX991160.*

- 10 (29.04.2021) The land is subject to rights of drainage and rights in respect of water, gas, electricity and other services granted by transfers of the parts edged and numbered green on the title plan.

- 11 (29.04.2021) The Estate Roads are subject to rights of way granted by transfers of the parts edged and numbered green on the title plan.

- 12 (29.04.2021) The Bin Collection Point is subject to rights of user granted by transfers of the parts edged and numbered green on the title plan.

- 13 (29.04.2021) The Visitor Parking Space is subject to subject to rights of user granted by transfers of the parts edged and numbered green on the title plan.

- 14 (29.04.2021) The parts of the land affected thereby which adjoin the parts edged and numbered in green on the title plan are subject to rights of support, protection, overhang and projection and rights of entry for maintenance purposes granted by transfers of the parts so edged and numbered.

- 15 (29.04.2021) The parts of the land affected thereby which adjoin the parts edged and numbered in green on the title plan are subject to rights of entry for the purposes of repair and maintenance granted by transfers of the parts so edged and numbered.

- 16 (29.04.2021) The parts of the land affected thereby which adjoin the parts edged and numbered in green on the title plan are subject to rights of discharge of surface water from any building or structure granted by transfers of the parts so edged and numbered.

- 17 (28.05.2021) By a Deed dated 15 April 2021 made between (1) Countryside Properties (UK) Limited and (2) Bloor Homes Limited the covenants contained in the Transfer dated 30 September 2019 referred to above were expressed to be varied and further covenants imposed.

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## C: Charges Register continued

*NOTE: -Copy filed.*

End of register