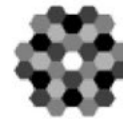


The electronic official copy of the register follows this message.

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



Official copy of register of title

Title number

Edition date

- This official copy shows the entries on the register of title on
- 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
- 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.

CAMBRIDGESHIRE : SOUTH CAMBRIDGESHIRE

1 (13.09.1995) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Thriplow Farm, Thriplow

2 (13.09.1995) The land affected thereby has the benefit of the following rights reserved by a Conveyance of the land edged and in on the filed plan dated

:-

"EXCEPTING AND RESERVING unto the Vendor and his successors in title for the benefit of his adjoining property full and free right of light and air and the right to use the said adjoining property in any manner and for any purposes which the Vendor or his successors in title may think fit."

3 (13.09.1995) The land affected thereby has the benefit of the following rights reserved by a Conveyance of the

"EXCEPT AND RESERVING unto the Vendors and their successors in title in fee simple and their tenants and persons from time to time and for all purposes in common with the Purchaser and its successors in title over and along the land edged yellow on the said plan notwithstanding the same may not for the time being be a formed road and also the right to lay and thereafter maintain and renew sewers pipes and cables under such land the Vendors or their successors in title making good any damage occasioned by the exercise of the said rights AND ALSO EXCEPT AND RESERVING unto the Vendors in fee simple the free and uninterrupted passage and running of water and soil from and to the other land of the Vendors adjoining or near to the land hereby conveyed and from and to any buildings now standing or hereafter to be erected on the said land of the Vendors through the sewers drains and water courses which are now or may at any time in a period of eighty years from the date hereof be in or under the land hereby conveyed with all easements rights and privileges proper for making connections to repairing maintaining and replacing the said sewers drains and watercourses the Vendors or their

Title number CB187897

A: Property Register continued

successors in title making good any damage occasioned by the exercise of the said rights AND EXCEPTING ALSO unto the Vendors in fee simple any easement or rights of light air or otherwise which would restrict or interfere with the free use of any adjoining or neighbouring land of the Vendors for building for any other purposes"

NOTE: The land edged yellow referred to is edged and on the filed plan.

- 4 (13.09.1995) The land affected thereby has the benefit of the following rights reserved by a Conveyance of the land edged and

"EXCEPTING AND RESERVING unto the Vendors and their successors in title and all others authorised by them in fee simple a full and free right of way with or without workmen animals vehicles and agricultural machinery at all times and for all purposes in connection with the agricultural use of the Vendors' adjoining property over and along the road or track shown coloured orange on the said plan AND all such easements rights privileges and advantages over the property as would by virtue of Section 62 of the Law of Property Act 1925 pass on a conveyance of the Vendors' adjoining or neighbouring land as if the same had been executed one day prior to the date hereof."

NOTE: The land coloured orange referred to is tinted orange on the filed plan.

- 5 (13.09.1995) 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

"TOGETHER WITH the easements and rights specified in the Second Schedule hereto subject as therein mentioned EXCEPT AND RESERVING the rights and easements specified in the Third Schedule

THE SECOND SCHEDULE

.....
..

2. (So far as the Vendors can lawfully grant the same) the right for the Purchaser and its successors in title and its tenants and all persons authorised by them with or without workmen animals vehicles and machinery to pass and repass over and along the track shown coloured

to the Purchaser and its successors in title contributing on demand a fair proportion according to use towards the cost of the upkeep and maintenance thereof yet making good at its own expense any actual damage (fair wear and tear excepted) caused in the exercise of such rights

3. (So far as the Vendors can lawfully grant the same) a right for the Purchaser and its successors in title (in common with the Vendors and all other persons entitled to a like right) to receive a supply of water through that part of the water supply pipe shown coloured blue on the said plan lying between the points marked thereon SUBJECT to the Purchaser and its successors in title the owners or occupiers of (being the benefit of such supply) having the right upon giving at least forty eighty hours previous notice (except in emergency to the Vendors or the owners or occupiers of the land under which the said water supply pipe passes to enter upon the same land with or without workmen for the purposes of inspecting maintaining and renewing the said pipe the Purchaser and its successors in title making good at their own expense all damage caused to the said land in the exercise of such rights to the reasonable satisfaction of the Vendors or their agents PROVIDED ALWAYS and it is hereby agreed and declared that neither the Vendors nor their successors in title will be responsible for any degree of quantity

Title number CB187897

A: Property Register continued

quality or purity of water passing through the said pipe

THE THIRD SCHEDULE

1. The right for the Vendors and their successors in title for the benefit of the owner or occupiers of:

.....
..

(ii) Towns End Springs Thriplow (shaded pink on the said plan Number 1) and

(iii) Porters Cottage Thriplow (shaded yellow on the said Plan Number 1)

at all times hereafter to receive uninterrupted supplies of water from the water supply pipes running from the said properties in the approximate positions marked with SUBJECT TO the Vendors and its successors in title the owners or occupiers of the said properties paying for all water consumed according to the water meters installed for such purposes at the rate levied from time to time by the local water authority and contributing a fair proportion according to the ratio of water consumed in relation to the amount of water consumed by any other properties supplied with water by the said pipes towards the cost of the upkeep maintenance replacement and renewal of the water supply pipes pumps tanks stopcocks and ancillary apparatus PROVIDED THAT neither the Purchasers nor their successors in title shall be responsible for any interruption in the water supply for reasons outside its control nor for the degree of quality quantity or purity of the said supply"

NOTE 1: The track coloured purple between the points marked A, B and D referred to is tinted purple between points A, B and D on the filed plan

NOTE 2: The pipe coloured blue between the points marked X and Y referred to is shown by a blue broken line between the points X and Y on the filed plan

NOTE 3: The land shaded pink and the land shaded yellow referred to are edged and numbered 5 in blue and edged and numbered 6 in blue respectively on the filed plan

NOTE 4: The borehole in O.S. 32 referred to affecting the land in this title is shown on the filed plan

NOTE 5: The blue line running from the borehole referred to above is shown by a brown broken line on the filed plan so far as it affects the land in this title.

6 (13.09.1995) The land affected thereby has the benefit of the following rights reserved by a Conveyance of the land edged and

"EXCEPT AND RESERVED unto the Vendor and its successors in title the owners and occupiers for the time being of the adjoining land of the Vendor known as the 'Newton Hall Estate' in fee simple the following rights:-

(i) the right (in common with the Purchasers and all others entitled thereto) of the free and uninterrupted passage and running of water soil gas and electricity by and through those sewers drains watercourses pipes wires cables and other service conduits which serve the said adjoining land and which run along or over the property with full right and liberty for the Vendor and its successors in title to the said adjoining land at all reasonable times and upon giving prior notice in writing except in cases of emergency to enter upon the property with or without workmen and appliances for the purpose of inspecting repairing cleansing maintaining renewing relaying or

A: Property Register continued

removing the said sewers drains watercourses pipes wires cables and other service conduits or removing therefrom any obstruction the Vendor and its successors in title making good at its or their own expense and to the reasonable satisfaction of the Purchasers and the Purchasers' successors in title to the property all damage and disturbance caused by the exercise of such rights as aforesaid and also paying a fair proportion in common with all other persons having the like right to use the said sewers drains watercourses pipes wires cables and other service conduits of the expense of repairing cleansing maintaining and renewing the same

(ii) any other rights and easements or quasi-rights and quasi-easements at present appurtenant to or enjoyed with the said adjoining land over or in relation to the property.

7 (13.09.1995) The land affected thereby has the benefit of rights reserved by a Conveyance of the land edged and

8 (13.09.1995) The land affected thereby has the benefit of rights reserved by a Conveyance of the land edged and

9 (27.12.1996) 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.

10 (11.07.1997) The land has the benefit of the following rights reserved by the Transfer dated 6 June 1997 referred to in the Charges Register:-

"Except and reserving unto the Transferor and his successors in title the owners and occupiers for the time being of the Retained Property and each and every part thereof the Rights Reserved

(the Rights Reserved)

1 All rights of support and protection as now existing to the adjoining buildings situate upon the Retained Property

2 The right to enter upon the Property for the purpose of carrying out maintenance to the south eastern elevations of the buildings situate upon the Retained Property in so far as such work cannot be carried out from within the curtilage of the Retained Property such rights to be exercised only after service of reasonable notice (except in the case of emergency) and any damage caused in the exercise of such rights to be made good without delay by the person exercising the rights and to the reasonable satisfaction of the Transferee

3 The full and unrestricted right at any time hereafter and from time to time to erect or permit to be erected any building or other erection and to alter any building or other erection now standing or hereafter to be erected on any part of the Retained Property in such a manner as to obstruct or interfere with the passage of light or air to any building which is or may be erected upon any part of the Property

4 The right to draw and take a supply of electricity to the adjoining Hall Farmhouse in so far as such electricity supply passed over or across the Property"

NOTE: The Retained Property referred to includes the land in this title. The Property referred to is the land transferred.

11 (16.05.2001) The land has the benefit of the following rights reserved by a Transfer of the land edged and on the

Title number CB187897

A: Property Register continued

"Excepting and reserving-

(i) The right for the Transferor and his successor in title for the benefit of the Transferor's adjoining property to the free and uninterrupted passage and running of water soil telephone gas and electricity piping and cabling through such of the drains sewers watercourses water telephone cables electricity and gas pipes wires and cables now or within eighty years from the date hereof laid in or under the Property Together with all such easements rights and privileges as may be necessary for connecting with and repairing maintaining and reinstating the same doing no unnecessary damage and making good any damage caused in the process

(ii) The full and free right of access over the land hereby agreed to be sold for the Transferor and his successors in title at reasonable times in the daytime and on giving reasonable notice to the occupier of the land hereby agreed to be sold except in the case of emergency for the purposes of cleansing redecoration maintenance or repair of any buildings which now or at any time hereafter be erected on the adjoining property of the Transferor doing as little damage as possible in the exercise of such right and making good any damage done."

NOTE: The Transferor's adjoining property referred to is the land in this title. The Property referred to is the land transferred.

12 (09.08.2001) The land has the benefit of the following rights reserved

"Rights reserved for the benefit of other land

The right for the Transferor and his successors in title for the benefit of the Transferors adjoining property to the full and uninterrupted passage and running of water through the watercourses shown by a dotted line on the plan together with all such easements rights and privileges as maybe necessary for connecting with and repairing maintaining and reinstating the same doing no unnecessary damage and making good any damage caused in the process.

NOTE 1: The Transferor's adjoining property referred to is the land in this title

NOTE 2: Original filed under CB249442.

13 (28.10.2005) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and

NOTE: Copy filed under CB300901

14 (15.09.2010) The land has the benefit of the rights reserved by a

NOTE: Copy filed under CB356612.

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

Title number CB187897

C: Charges Register

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

1 (13.09.1995) The land affected thereby is subject to the rights granted

The said Deed also contains restrictive covenants by the grantor.

NOTE: Original filed.

2 (13.09.1995) The land affected thereby is subject to the rights granted

The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed.

3 (13.09.1995) The land affected thereby is subject to the rights granted

The said Deed also contains restrictive covenants by the grantor.

NOTE: Original filed under CB187896

4

5

6 (11.07.1997) The land is subject to the following rights granted by a

"Together with (in common with the Transferor and all others similarly entitled) the Rights Granted for the benefit of the Transferee and The Transferee's successors in title the owners and occupiers for the time being of the Property and each and every part thereof

(the Rights Granted)

1 The right at all times of day or night both with or without vehicles for all purposes in connection with the use of the Property as a single private dwellinghouse only to pass and repass

1.1 over and along the Roadway subject to payment of a fair proportion according to use of the cost of keeping the Roadway in repair and

1.2 over and along the Farm Track subject
the Farm Track in repair

2 The right (ancillary to the rights specified in paragraph 1 of this schedule) to carry out works of repair maintenance and renewal upon the Roadway or the Farm Track (if the Transferor or other the owner or owners of the Roadway and the Farm Track shall not carry out such works) so as to maintain their condition suitable for private residential use of the Property

3 The right to lay within eighty years from the date hereof (which shall be the perpetuity period applicable hereto) and thereafter to maintain and if necessary renew a water pipe beneath the verge adjacent to the Roadway and the Farm Track upon making good any damage caused to the reasonable satisfaction of the Transferor and thereafter to use the same for the supply of water to the Property

4 The right to draw and take a supply of electricity to the Property as now existing in so far as such electricity supply passes over the Retained Property and (in so far as the existing supply arrangements

Title number CB187897

C: Charges Register continued

are inadequate for use of the Property as a single private dwellinghouse) the right to lay and install within eighty years from the date hereof and thereafter maintain and if necessary renew cables and wires over such parts of the Roadway and the Farm Track as shall be required to provide an adequate electricity and telephone supply to the Property and thereafter to use the same for such supply making good any damage caused to the Roadway or Farm Track in the laying or renewing of such cables and wires to the reasonable satisfaction of the Transferor

5 The right to enter upon the Retained Property for the purpose of carrying out maintenance to the boundary walls and elevations of the Property in so far as such work cannot be carried out from within the curtilage of the Property such rights to be exercised only after service of reasonable notice (except in the case of emergency) and any damage caused in the exercise of such rights to be made good without delay by the person exercising the rights and to the reasonable satisfaction of the Transferor

6 All rights of support and protection as now existing to the adjoining buildings situate in the Property"

NOTE 1: The Roadway referred to does not fall within the land in this title but is shown tinted purple on the filed plan between Farm Track referred to is tinted blue on the filed plan so far as it falls within the land in this title, the remainder does not fall

NOTE 2: The Retained Land referred to includes the land in this title. The Property referred to is the land transferred.

7 (20.03.2007) By a Discharge dated 22 March 2007 the land in this title

8 (02.06.2011) By a Deed of Release and Grant dated 9 August 2010 made

NOTE: Copy Deed of Release and Grant filed under CB204466.

9 (02.06.2011) The land is subject to the rights granted by the Deed of Release and Grant dated 9 August 2010 referred to above.

10 (08.09.2015) UNILATERAL NOTICE affecting the land edged and numbered 10 in blue on the title plan in respect of a liability to repair the chance of

11 (08.09.2015) BENEFICIARY: The of

End of register