

Title Number : EX103216

This title is dealt with by HM Land Registry, Peterborough Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

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This extract shows information current on 24 JUN 2020 at 14:44:50 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: EX103216
Address of Property	: Land on the west side of Villa Road, Stanway, Colchester
Price Stated	: Not Available
Registered Owner(s)	: J.L.G. INVESTMENTS LIMITED of 3 Claridge Court, Lower Kings Road, Berkhamsted, Herts HP4 2AE.
Lender(s)	: HSBC UK Bank PLC

Title number EX103216

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 24 JUN 2020 at 14:44:50. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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A: Property Register

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

ESSEX : COLCHESTER

- 1 (06.09.1965) 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 Villa Road, Stanway, Colchester.
- 2 The land edged and numbered in green on the filed 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 (23.06.1978) PROPRIETOR: J.L.G. INVESTMENTS LIMITED of 3 Claridge Court, Lower Kings Road, Berkhamsted, Herts HP4 2AE.
- 2 (10.01.2018) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 22 December 2017 in favour of HSBC UK Bank PLC referred to in the Charges Register.

C: Charges Register

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

- 1 A Conveyance of the land tinted pink on the filed plan and other land dated 11 February 1908 made between (1) Thomas Wagstaff and (2) Frank Runnacles Ward contains the following covenants:-

"The said Frank Runnacles Ward hereby covenants with the said Thomas Wagstaff that he will observe and perform the conditions and stipulations mentioned and set forth in the Schedule hereunder written.

THE SCHEDULE before referred to

1. NO house or shop shall be erected on the said piece or parcel of land fronting the London Road of a less value than Four hundred pounds for a single house and Seven hundred and fifty pounds for a pair such price to be taken at the prime cost of materials and labour only.
2. NO building to be erected on the said premises shall be used as a Public House Fried Fish Shop or Factory.
3. THE said Frank Runnacles Ward shall erect and for ever after maintain a fence on the sides of the said piece or parcel of land or ground marked T on the said plan but such fence may be a live one".

C: Charges Register continued

NOTE: The boundaries marked "T" are now internal boundaries.

- 2 A Transfer of the land in this title and other land dated 26 November 1968 made between (1) Marrable Brothers Holdings Limited (Transferors) and (2) Frincon (Metropolitan) Limited (Transferee) contains the following covenants:-

"The Transferee hereby COVENANTS with the Transferors that the land hereby transferred will only be developed in accordance with the latest planning and building regulations approvals obtained by the Transferors (hereinafter called "the Transferors' Scheme") or a variation thereof which does not exceed the total floor area of the Transferors' scheme in relation to any of the uses approved in the Transferors' Scheme."

- 3 The land is subject to the following rights granted by a Transfer of the site of a gas governor kiosk edged and numbered EX234991 in green on the filed plan dated 18 July 1980 made between (1) J L G Investments Limited (Transferor) and (2) British Gas Corporation (Transferee):-

"TOGETHER WITH

(a) Full right and liberty for the purpose of installing and operating a gas governor kiosk on the land coloured blue on the plan bound up within but not for any other purposes whatsoever to lay and maintain in the land of the Transferor coloured pink on the plan a line of inlet pipes and a line of outlet pipes of the gauge of 180 mm and 200 mm respectively the same being not less than 1 metre below the surface of soil in covered trenches and so that no unnecessary (sic) damage shall be done to the land of the Transferor and that upon completion of the works the surface shall be restored to its present condition or as near thereto as shall be reasonably practicable.

(b) full right and liberty from time to time to enter on the said land of the Transferor coloured pink and to open up the same for the purpose on inspecting maintaining repairing and renewing the said pipes as occasion may require but not for any other purpose whatsoever doing no unnecessary damage to the pink land and restoring the surface whenever opened up as soon as may be

(c) full right and liberty for the Transferee and its successors in title the owners and occupiers for the time being of the land hereby transferred or any part thereof and its or their respective servants and licensees (in common with the Transferor and all others having the like right) at all times hereafter by day or night to pass and repass along over and upon the said land of the Transferor coloured pink on the plan bound up within with or without vehicles of any description for all purposes connected with the use and enjoyment of the land hereby transferred but not for any other purpose whatsoever."

NOTE: The land coloured blue referred to is the land transferred and the land coloured pink referred to is hatched blue on the filed plan.

- 4 The parts of the land affected thereby are subject to the following rights granted by a Deed dated 16 August 1983 made between (1) J. L. G. Investments Limited and (2) British Gas Corporation:-

"the Grantor as BENEFICIAL OWNER HEREBY GRANTS unto the Corporation and their assigns in fee simple the easements privileges rights and liberties specified in the Schedule hereto in through upon and over the said land

THE SCHEDULE above referred to

The easements privileges rights and liberties of laying and maintaining mains and pipes together with syphons valves and other ancillary apparatus for carrying gas of a size hereinafter mentioned (hereinafter together called "the said works") in through upon and over the said strip of land and of inspecting maintaining repairing renewing and enlarging the said works and connecting service pipes to such mains and pipes together with full and free right of access to the said works over the said land with all necessary workmen vehicles machinery and apparatus for any of the purposes aforesaid

C: Charges Register continued

Size of Main

Length of Main

300mm

11.3 metres

The said Deed also contains the following covenant:-

"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 benefit and protect the easements privileges rights and liberties hereby granted hereby covenants with the Corporation that no buildings or constructions of whatsoever nature shall be erected on and no soil or materials shall be deposited over and no excavations shall be made in that part of the said land being a strip of land 6.096 metres in width as indicated for identification purposes only by the line marked on the said plan and thereon coloured pink (hereinafter called "the said strip of land") without the consent of the Corporation"

NOTE: The "said land" referred to comprises the land in this title. The strip of land coloured pink referred to is tinted blue on the filed plan.

- 5 The land is subject to the following rights granted by a Deed dated 8 March 1988 made between (1) J. L. G. Investments Limited and (2) Andrew John Hodgson:-

"J. L. G. INVESTMENTS LIMITED ("the Grantor") as BENEFICIAL OWNER of the Servient Land grant to ANDREW JOHN HODGSON ("the Grantee") the right set out in the second schedule ("the Right") TO HOLD the Right to the Grantee in fee simple

SECOND SCHEDULE

THE RIGHT

The Right for the Grantee his successors in title the owners and occupiers for the time being of the Dominant Land and every part thereof and persons authorised by the Grantee or any of them at all times by day or night to pass and repass with or without motor vehicles to or from the Dominant Land from or to the public highway known as Villa Road over and along the private roadway (being the land described in the first schedule as "the Servient Land" shown on the plan attached to this deed for all purposes connected with the use and enjoyment of the Dominant Land and every part thereof but not for any other purpose"

NOTE: Copy plan filed.

- 6 (30.01.1991) An Agreement dated 31 December 1990 under hand made between (1) J. L. G. Investments Limited and (2) Stanway Parish Council relates to the creation of a public footpath at the side of the shops under a deed of dedication.

NOTE: Copy filed.

- 7 (31.10.2002) 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.

- 8 (01.08.2012) The parts of the land affected thereby are subject to the rights granted by a Lease dated 19 December 2011 referred to in the schedule of leases hereto.

NOTE: Copy lease filed under EX882238 .

- 9 (01.08.2012) By a Deed dated 26 June 2012 made between (1) JLG Investments Limited and (2) Martin Retail Group Limited the terms of the Lease dated 11 November 2010 and the Lease dated 28 January 1992 mentioned therein referred to in the schedule of leases hereto were varied.

NOTE:-Copy Deed filed under EX881678.

- 10 (10.01.2018) REGISTERED CHARGE dated 22 December 2017.

- 11 (14.11.2018) Proprietor: HSBC UK BANK PLC (Co. Regn. No. 9928412) of

C: Charges Register continued

Securities Processing Centre, P.O. Box 6304, Coventry CV3 9JY.

- 12 (10.01.2018) The proprietor of the Charge dated 22 December 2017 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

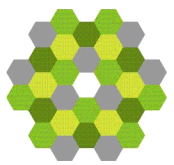
Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	31.10.2002 Edged and numbered 1 in blue	8 Villa Road	04.03.2002 25 years from 4.3.2002	EX694069
2	18.11.2010 Edged and numbered 2 in blue	12 Villa Road (ground floor shop)	11.11.2010 From and including 29.9.2010 to and including 28.9.2020	EX858566
NOTE: See entry in the Charges Register relating to a Deed of variation dated 26 June 2012				
3	01.08.2012 Edged and numbered 3 in blue	land at 12 Villa Road (Surface only)	26.06.2012 From and including 26.06.2012 To and including 28.09.2020	EX881678
4	16.08.2012 Edged and numbered 4 in blue	6 Villa Road	19.12.2011 Beginning on and including 2.09.2011 and ending on and including 1.09.2036	EX882238

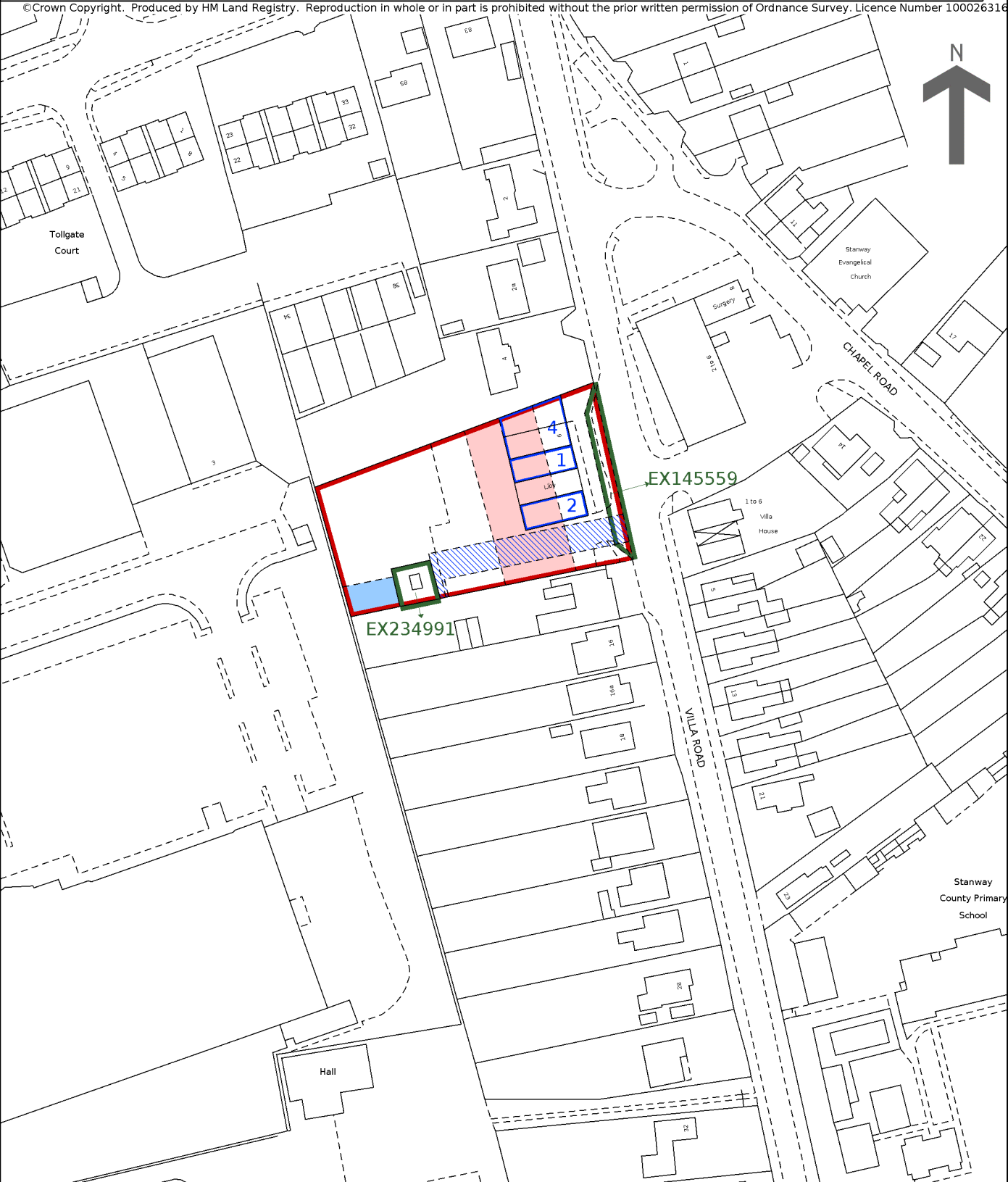
End of register

HM Land Registry Current title plan

Title number **EX103216**
Ordnance Survey map reference **TL9524NW**
Scale **1:1250**
Administrative area **Essex : Colchester**



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