

THIS IS A PRINT OF THE VIEW OF THE REGISTER OBTAINED FROM HM LAND REGISTRY SHOWING THE ENTRIES SUBSISTING IN THE REGISTER ON 24 JAN 2020 AT 13:38:27. BUT PLEASE NOTE THAT THIS REGISTER VIEW IS NOT ADMISSIBLE IN A COURT IN THE SAME WAY AS AN OFFICIAL COPY WITHIN THE MEANING OF S.67 LAND REGISTRATION ACT 2002. UNLIKE AN OFFICIAL COPY, IT MAY NOT ENTITLE A PERSON TO BE INDEMNIFIED BY THE REGISTRAR IF HE OR SHE SUFFERS LOSS BY REASON OF A MISTAKE CONTAINED WITHIN IT. THE ENTRIES SHOWN DO NOT TAKE ACCOUNT OF ANY APPLICATIONS PENDING IN HM LAND REGISTRY. FOR SEARCH PURPOSES THE ABOVE DATE SHOULD BE USED AS THE SEARCH FROM DATE.

THIS TITLE IS DEALT WITH BY HM LAND REGISTRY, PETERBOROUGH OFFICE.

TITLE NUMBER: BD322858

There is no application or official search pending against this title.

A: Property Register

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

CENTRAL BEDFORDSHIRE

1 The Freehold land shown edged with red on the plan of the above title filed at the Registry and being land lying to the west of Sundon Road, Harlington, Dunstable.

2 The land tinted blue on the title plan has the benefit of the rights granted by a Transfer thereof and other land dated 25 April 2001 made between (1) Pointon York Trustees Limited and others and (2) Ann Rosemary Dunn.

NOTE: Copy filed under BD220153.

3 The land tinted yellow on the title plan has the benefit of the rights granted by but is subject to the rights reserved by a Transfer thereof and other land dated 8 June 2004 made between (1) David Simon Anker and (2) D & M Farms Limited.

NOTE 1: The Deed of Gift dated 13 June 1988 referred to in the Transfer dated 8 June 2004 referred to above contains no matters for entry on the register

NOTE 2: Copy filed under BD238157.

4 The Transfer dated 8 June 2004 referred to above contains a provision as to light or air.

5 The land tinted yellow and tinted pink on the title plan has the benefit of any legal easements granted by the Transfer dated 15 August 2018 referred to in the Charges Register but is subject to any rights that are reserved by the said deed and affect the registered land.

6 The Transfer dated 15 August 2018 referred to above contains a provision in respect of light or air and boundary structures and a provision relating to the creation and/or passing of easements.

7 By a Deed dated 15 August 2018 made between (1) A&E Property Investments Limited and (2) Darren Gordon Maskell the right granted by clause 2.1.1 to the Transfer dated 25 April 2001 has been extinguished.

NOTE: Copy filed.

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 PROPRIETOR: DARREN GORDON MASKELL of New Manor Farm House, Toddington

Title number BD322858

B: Proprietorship Register continued

Road, Harlington, Dunstable LU5 6LA.

C: Charges Register

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

- 1 The land tinted blue on the title plan is subject to the following rights reserved by a Conveyance thereof and other land dated 26 October 1988 made between (1) Cyril Leonard Lee (2) Braemar Farms Limited (Company) (3) Andrew Robert Lee and (4) Pointon York Trustees Limited and others (Purchasers):-

"RESERVING nevertheless unto the Vendors in fee simple owner or owners for the time being of the farmstead shewn tinted yellow on the plan ('the farmstead') all such rights of water and electricity supply drainage support and other easements over the parts concerned of the red land adjacent to the farmstead were and had since time immemorial been in separate ownership."

NOTE: The farmstead tinted yellow referred to is Wood Farm.

- 2 A Transfer of the land tinted yellow and tinted pink on the title plan dated 15 August 2018 made between (1) A&E Property Investments Limited and (2) Darren Gordon Maskell contains restrictive covenants.

NOTE: Copy filed.

End of register