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

TITLE NUMBER: BD271853

There is/are applications(s) pending against this title.

A: Property Register

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

CENTRAL BEDFORDSHIRE

- 1 (03.05.2002) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land adjoining Manor Farm, land on the north west side of Vandyke Road, land on the east and west side of Leighton Road and land on the south side of Orchard Estate, Leighton Buzzard.
- 2 (03.05.2002) The land edged and numbered 1, 2, 3, 4, 5 and 6 in blue on the title plan has the benefit of the following rights granted by but is subject to the following rights reserved by a Conveyance thereof dated 16 April 1981 made between (1) John Smedley Batchelar (Donor) and (2) John Antony Batchelar (Donee):-

"TOGETHER with...All rights of way drainage eavesdropping passage light air and water and all liberties privileges and advantages now used or enjoyed (whether as easements quasi easements or otherwise and whether or not continuous apparent or reasonably necessary) with the property...Subject to the matters specified in Part III of the First Schedule hereto and EXCEPTING AND RESERVING unto the Donor in fee simple for the benefit of the property specified in Part II of the First Schedule hereto the rights specified in Part V of the First Schedule hereto and...subject to the matters specified in Part II of the Second Schedule hereto

THE FIRST SCHEDULE

PART III

An easement in favour of the Leighton Buzzard Rugby Football Club to use the 2" sewer pipe line from the Pumping Station to the Clubhouse of the said Club shown in the approximate position marked on the said plan "1" by the blue dotted line

An easement for the main sewers across the field known as Green to the said Pumping Station in the approximate position shown by the dotted green lines on the said plan marked "1"

PART V

The right to use the drainage ditch on the southern side of the field known as Grove (OS 8767) to drain that field into Hill Farm

All rights of way drainage eavesdropping passage light air and water and all liberties privileges and advantages now used and enjoyed (whether as easements quasi easements or otherwise and whether or not continuous apparent or reasonably necessary) with the property specified in Part II of this Schedule

A: Property Register continued

THE SECOND SCHEDULE

PART II

A Lease dated 16 April 1981 made between the Donor of the one part and The Leighton Buzzard Narrow Gauge Railway Society Limited of the other part relating to a strip of land comprising part of the frontage land of Leighton Field which said field is shown on Plan No 3

A Deed of Grant dated the 16th day of April 1981 made between the Donor of the one part and Redland Roof Tiles Limited of the other part relating to the grant of the right to lay a UDVC 4" pipe across part of the land shown on the said Plan 3 in the approximate position marked by a blue line between the points marked "A" and "B" thereon."

NOTE 1: The property specified in Part II of the First Schedule referred to being the retained land of the Donor comprises the land tinted mauve on the title plan and other land.

NOTE 2: The blue dotted line shown on Plan "1" referred to in Part III of the First Schedule above has been shown by a blue broken line on the title plan.

NOTE 3: The dotted green lines referred to have been shown by mauve broken lines on the title plan.

NOTE 4: The field known as Grove (OS 8767) referred to in Part V of the First Schedule above has been tinted mauve on the title plan.

NOTE 5: No copies of the Lease dated 16 April 1981 or the Deed of Grant dated 16 April 1981 referred to above in Part II of the Second Schedule were lodged on first registration.

NOTE 6: Leighton Field shown on Plan No 3 referred to is the land shown edged and numbered 1 in blue on the title plan.

NOTE 7: The blue line between points marked "A" and "B" referred to has been shown by a brown broken line on the title plan and the points marked "A" and "B" have been reproduced in brown.

- 3 (03.05.2002) The land has the benefit of following rights reserved by a Conveyance of the land tinted pink on the title plan dated 31 May 1990 made between (1) John Antony Batchelar (Vendor) and (2) Francis Ronald Owen (Purchaser):-

"EXCEPT AND RESERVING unto the Vendor and his successors in title the owners and occupiers of the Vendor's retained land known as Hill Farm in the parishes of Eggington and Stanbridge (hereinafter called "the Vendor's retained land") and each and every part thereof all rights of drainage through the existing pipes watercourses or otherwise as are presently enjoyed by the Vendor's retained land over the land hereby conveyed together with such rights of entry upon the land hereby conveyed as shall be necessary for the proper maintenance and repair of the said pipes watercourses or otherwise the Vendor causing as little damage as possible and making good any damage caused thereby."

- 4 (03.05.2002) The land has the benefit of the following rights reserved by a Transfer of the land tinted yellow on the title plan dated 18 December 1996 made between (1) John Anthony Batchelar (Transferor) and (2) Peter Ellyard and Gillian Doreen Ellyard (Transferees):-

"EXCEPT AND RESERVING unto the Transferor and his successors in title for the benefit of the Transferor's retained land and each and every part thereof and all others having the use of the same the right to the running of water soil telephone and electricity and other services through the existing sewers drains mains pipes wires cables and conduits conducting the same over and through the Property hereby transferred and over and through any such conducting media now laid together with all necessary rights of access for the purposes of inspecting repairing maintaining and renewing the same and without prejudice to the generality of the foregoing."

A: Property Register continued

- 5 (15.01.2010) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land tinted brown on the title plan dated 22 December 2009 made between (1) John Antony Batchelar (Transferor) and (2) John Antony Batchelar and Margaret Laura Batchelar (Transferees).

NOTE: Copy filed under BD271839.

- 6 (15.01.2010) The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer of the land in this title dated 23 December 2009 made between (1) John Antony Batchelar (Transferor) and (2) John Antony Batchelar, Margaret Laura Batchelar and John Richard Batchelar (Transferees).

NOTE: Copy filed.

- 7 (15.01.2010) The Transfer dated 23 December 2009 referred to above contains a provision as to light or air and boundary structures and 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 (15.01.2010) PROPRIETOR: JOHN ANTONY BATCHELAR, MARGARET LAURA BATCHELAR and JOHN RICHARD BATCHELAR of Manor Farm, Clipstone, Leighton Buzzard, Central Bedfordshire LU7 9NZ.
- 2 (15.01.2010) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

C: Charges Register

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

- 1 (13.05.2005) The land is subject to the following rights granted by a Conveyance of a sewage pumping station dated 3 November 1972 made between (1) John Smedley Batchelar (Vendor) and (2) The Agricultural Mortgage Corporation Limited (Mortgagee) and (3) Rural District Council of Luton (Council):-

"The Vendor as Beneficial Owner hereby grants and the Mortgagee as Mortgagee hereby confirms unto the Council full right and liberty for the Council and its successors in title and all persons authorised by the Council and such successors in title either with or without vehicles and animals to pass and repass over and along the strip of land coloured green on the said plan and leading from the highway to the said plot of land coloured pink on the said plan and vice versa"

NOTE 1: The land coloured pink referred to above is the site of the pumping station.

NOTE 2: The land coloured green referred to is hatched blue on the title plan."

- 2 (03.05.2002) The land affected thereby is subject to the rights granted by a Deed dated 17 May 1985 made between (1) John Antony Batchelar and (2) Trevor James Eade and Julie Anne Fleckney.

NOTE: Copy filed under BD111550.

Title number BD271853

C: Charges Register continued

- 3 (03.05.2002) The parts of the land affected thereby are subject to the rights granted by a Transfer of the land tinted blue on the title plan dated 15 February 2002 made between (1) John Antony Batchelar and (2) John Antony Batchelar and Margaret Laura Batchelar.

NOTE: Copy filed under title BD224944.

End of register