



TAYLOR ROSE TTKW LIMITED
STUART HOUSE
ST JOHNS STREET
PETERBOROUGH
PE1 5DD

Date
02 November 2022

Your Ref
199464/25 - CEMA SOLUTION

Our Ref
RCS/NT449626

HM Land Registry
Nottingham Office
PO Box 75
Gloucester
GL14 9BD

DX 321601
Gloucester 33

Completion of registration

Title number	NT449626
Property	Land Lying To The East Of Loughborough Road, B...
Registered proprietor	Riverside Farm JK Limited

Your application lodged on 28 June 2022 has been completed. An official copy of the register is enclosed. No amendment has been made to the title plan.

The official copy shows the entries in the individual register of title as at the date and time stated on it. You do not need to reply unless you think a mistake has been made in completing your application.

An owner's property is probably their most valuable asset so it's important to protect it from the risk of fraud. Please read our property fraud advice at www.gov.uk/protect-land-property-from-fraud

Important information about the address for service

If we need to write to an owner, a mortgage lender or other party who has an interest noted in the register, we will write to them at their address shown in the register. We will also use this address if we need to issue any formal notice to an owner or other party as a result of an application being made. Notices are often sent as a safeguard against fraud so it is important that this address is correct and up-to-date. If it is not, the property owner or other party may not receive our letter or notice and could suffer a loss as a result.

Up to three addresses for service can be entered in the register. At least one of these must be a postal address, but this does not have to be in the United Kingdom; the other two may be a DX address, a UK or overseas postal address or an email address.

Please let us know at once of any changes to an address for service.

For information on how a property owner can apply to change their contact details or add an address, please see www.gov.uk/government/publications/updating-registered-owners-contact-address on GOV.UK (or search for "COG1") or contact HM Land Registry Customer Support (0300 006 0411) (0300 006 0422 for Welsh speakers service) from Monday to Friday between 8am and 5pm.

If you require this correspondence in an alternative format, please let us know.



Landsmiths solicitors
Stoney House
26-30 Stoney Street

Sent by email



Date
2 November 2022

Your ref:
GEA002-0001

Our ref
R961NNS

Proprietor/Applicant **Riverside Farm JK Limited**
Title number **NT449626**
Property **Land lying to the east of Loughborough Road, Bunny, Nottingham**

Dear Customer

I am writing to inform you that we have completed the registration of a Transfer and Charge in respect of the above property.

The application was lodged by TAYLOR ROSE TTKW LIMITED (reference: 199464/25 - CEMA Solution) on 28 June 2022 who requested that we should notify you when we had completed the registration as you may wish to apply for official copies.

For details of the information that the HM Land Registry holds and how you can obtain it please see www.gov.uk/get-information-about-property-and-land/overview. The current fee for an official copy of the register is £7. Alternatively you can request an electronic copy of the register on-line for £3 at www.gov.uk/search-property-information-land-registry (Enter relevant details or select 'Detailed enquiry' and enter the title number).

For more information, including a fee calculator please see www.gov.uk/government/publications/information-service-fees.

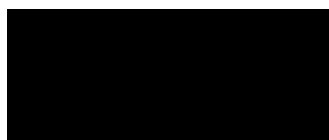
If you would like to discuss this correspondence or require it in an alternative format please contact us, quoting our reference.

Yours faithfully

Janet Adamson
Ext.

HM Land Registry
Fylde Office
PO Box 75
Gloucester
GL14 9BD

DX 321601 Gloucester 33





Official copy of register of title

Title number NT449626

Edition date 28.06.2022

- This official copy shows the entries on the register of title on 02 Nov 2022 at 12:45:03.
- 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 02 Nov 2022.
- 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 Nottingham Office.

A: Property Register

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

NOTTINGHAMSHIRE : RUSHCLIFFE

- 1 (09.11.2007) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land lying to the east of Loughborough Road, Bunny, Nottingham.
- 2 (09.11.2007) The land has the benefit of the rights mentioned in a Conveyance of the land in this title and other land dated 4 February 1971 made between (1) Winifred Mary Pollard and Others and (2) The University of Nottingham.

NOTE 1:-The matters referred to in the Conveyance dated 28 June 1951 do not affect the land in this title.

NOTE 2:-Copy examined extract from Conveyance 22 July 1910 filed under NT438570.

NOTE 3:-Copy filed under NT438570.

- 3 (09.11.2007) The Conveyance dated 4 February 1971 referred to above contains a provision as to easements and light or air.
- 4 (09.11.2007) The land has the benefit of the rights reserved by a Transfer of 37 Loughborough Road, Bunny dated 16 August 2007 made between University of Nottingham and Andre Wilkins.

NOTE:-Copy filed under NT436312.

- 5 (11.11.2008) The Transfer dated 23 April 2008 referred to in the Charges Register contains a provision 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 (28.06.2022) PROPRIETOR: Riverside Farm JK Limited (Co. Regn. No.

B: Proprietorship Register continued

- 14134891) of Garden House, Church Hill, Plumtree, Nottingham NG12 5ND.
- 2 (28.06.2022) The price stated to have been paid on 20 June 2022 was £100,000.
- 3 (28.06.2022) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the register and of indemnity in respect thereof.
- 4 (28.06.2022) 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 written consent signed by the proprietor for the time being of the Charge dated 20 June 2022 in favour of Cema Solutions Limited referred to in the Charges Register.

C: Charges Register

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

- 1 (11.11.2008) A Transfer of the land in this title dated 23 April 2008 made between (1) The University Of Nottingham and (2) Chek Whyte contains restrictive covenants.
- NOTE: Copy filed.*
- 2 (28.06.2022) REGISTERED CHARGE dated 20 June 2022.
- 3 (28.06.2022) Proprietor: CEMA SOLUTIONS LIMITED (Co. Regn. No. 03997927) of 2 Pintail Close, Victoria Business Park, Netherfield, Nottingham NG4 2SG.
- 4 (28.06.2022) The proprietor of the Charge dated 20 June 2022 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.

End of register