

THIS IS A PRINT OF THE VIEW OF THE REGISTER OBTAINED FROM HM LAND REGISTRY SHOWING THE ENTRIES SUBSISTING IN THE REGISTER ON 23 APR 2026 AT 10:10:48. 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, NOTTINGHAM OFFICE.

TITLE NUMBER: NT510832

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.

NOTTINGHAMSHIRE : RUSHCLIFFE

- 1 (30.03.1983) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land lying to the south of Ash Lane, Costock, Loughborough.
- 2 There are excluded from the registration of the land the mines and minerals excepted and reserved by a Conveyance thereof dated 8 May 1924 made between (1) Kathleen Creighton Porritt (2) Oliver William Porritt (Vendor) and (3) Marblaegis Limited (Company) in the following terms and the land is also subject to the following ancillary rights of working therein mentioned:-

COVENANT by the Company for itself and its assigns with the Vendor his heirs and assigns the owner or owners for the time being of the surface of the said lands edged with the colours brown and yellow on the said plan and as a separate covenant so far as related to the land edged yellow on the said plan with the Mortgagee her heirs and assigns that the Company and its assigns would at all times thereafter observe and perform the stipulations and regulations following that was to say:-

(a) The Company or its assigns would make compensation to the Vendor his heirs and assigns and his and their tenants being the owners or occupiers for the time being of the surface of the said lands edged with the colour brown on the said plan and to the Mortgagee her heirs and assigns and her and their tenants being the owners or occupiers for the time being of the surface of the lands edged yellow on the said plan for any damage that might from time to time be caused or occasioned to the surface of the said lands respectively or to any buildings then standing or thereafter to be erected thereon by or by reason of the working of the said mines and minerals or any act or thing incidental thereto

(b) The liability to pay such compensation and the amount thereof should be determined in case of dispute by two Arbitrators one to be appointed by the Vendor his heirs or assigns or the Mortgagee her heirs or assigns and the other by the Company or its assigns or their umpire pursuant to the provisions of the Arbitration Act 1889 or any amending or substituted statute for the time being in force

(c) The Company or its assigns would maintain repair and keep the ventilating shafts and ventilating machinery erected under the rights thereinbefore granted in such a state of repair and condition and so fenced off if necessary as to create no danger to man or beast and would make proper compensation (to be determined as aforesaid) for any injury or damage caused in connection with or arising out of the said ventilating shafts and ventilating machinery.

NOTE: The land in this title falls wholly within the land coloured yellow referred to.

- 3 The land has the benefit of the following rights granted by but is subject to the following rights reserved by a Conveyance thereof dated

A: Property Register continued

22 April 1933 made between (1) Sampson Gunn (Vendor) and (2) William Henry Saint (Purchaser):-

"TOGETHER with a right of way for the Purchaser and the persons deriving title under him and his and their tenants servants visitors and workmen and others with or without vehicles and in common with the Vendor and his successors in title and all other persons entitled to a like right over the full extent in length and width of the existing occupation roadway coloured brown on the said plan drawn hereon and also over the said intended new Road Thirty six feet wide whenever the same shall be made and completed between the property hereby conveyed and the Main Road from Loughborough to Nottingham but not further or otherwise and the right to use all sewers drains gas water and other pipes and communications and electric cables now laid or hereafter to be laid under such existing or intended roadways or either of them the Purchaser and the persons deriving title under him contributing a proportionate part of the expense of maintaining and repairing the said existing occupation roadway EXCEPTING AND RESERVING unto the Vendor and the persons deriving title under him and all other persons entitled to the like right a right of way for all purposes with or without vehicles over the moiety of the said intended Roadway hereby conveyed whenever the same shall be made and completed and the right to use all sewers drains gas water and other pipes and communications and electric cables now laid or hereafter to be laid under the same AND ALSO EXCEPTING AND RESERVING unto the Vendor his successors in title and assigns and his and their tenants servants visitors workmen and all other persons by him or them authorised a right of way for all purposes with or without vehicles (and in common with the Purchaser his successors in title and assigns and all persons by him or them authorised) over a strip of land Twelve feet wide along the whole of the Western boundary of the said piece of land hereby conveyed (which said strip of land is shewn by a dotted line on the said plan) as a means of access to the remaining portion of the field Numbered 58 on the said plan lying to the South of the said piece of land hereby conveyed but not further or otherwise and the right (in common as aforesaid) to use all sewers drains gas water and other pipes and communications and electric cables now laid or hereafter to be laid under such strip of land the Vendor and the persons deriving title under him contributing a proportionate part of the expense of maintaining and repairing the said strip of land."

NOTE: Copy plan filed under NT153863.

- 4 (13.04.2015) The land has the benefit of any legal easements granted by the Transfer dated 11 July 2014 referred to in the Charges Register but is subject to any rights that are reserved by the said deed and affect the registered land.
- 5 (13.04.2015) The Transfer dated 11 July 2014 referred to above contains a provision as to light and air 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 (13.04.2015) PROPRIETOR: BW SIPP TRUSTEES LIMITED (Co. Regn. No. 03011174) of St. James House, St. James Square, Cheltenham GL50 3PR and of 11 Mayberry Close, Birmingham B14 4PX and STEPHEN PAUL DONLAN of St. James House, St. James Square, Cheltenham GL50 3PR and of 11 Mayberry Close, Birmingham B14 4PX.
- 2 (13.04.2015) The price stated to have been paid on 11 July 2014 was £165,000.
- 3 (13.04.2015) 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

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B: Proprietorship Register continued

court.

C: Charges Register

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

- 1 (13.04.2015) A Transfer of the land in this title dated 11 July 2014 made between (1) Abacht Invest Limited and (2) BW SIPP Trustees Limited and Stephen Paul Dolan contains restrictive covenants.

NOTE: Copy filed.

End of register