



Official copy of register of title

Title number NK484850

Edition date 24.10.2018

This official copy shows the entries on the register of title on 02 May 2019 at 12:35:24.

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Issued on 02 May 2019.

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This title is dealt with by HM Land Registry Kingston upon Hull Office.

A: Property Register

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

NORFOLK : SOUTH NORFOLK

- 1 (19.08.1992) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being The Old Hall 132 & Old Hall Wing, 132a The Street, Rockland St Mary, Norwich (NR14 7HL).
- 2 (19.08.1992) The land has the benefit of the following rights reserved by but is subject to the following rights granted by a Conveyance of the land tinted blue on the title plan dated 17 December 1990 made between (1) Gordon Trevor Dickerson (Vendor) and (2) Pamela Joan Dickerson (Purchaser) and (3) Vendor and Purchaser:-

TOGETHER with the rights set out in the First Schedule but EXCEPTING and RESERVING unto the Vendor in fee simple for the benefit of each and every part of the Retained Land the rights set out in the Second Schedule

THE FIRST SCHEDULE

(Rights Granted)

The rights for the Vendor and the Purchaser and their successors in title the owners and occupiers for the time being of the Property and their respective servants agents and licensees to use (in common with the Vendor and all others entitled to the like rights) the Service Media now serving the Property and now in over and under the Retained Land upon payment of a proportionate part according to user of the cost of inspecting maintaining cleaning repairing and renewing the same and to enter onto the Retained Land at all reasonable times on reasonable notice (but at any time without notice in emergencies) with or without machinery workmen contractors materials and other equipment and things reasonably necessary for the purposes of inspecting maintaining cleaning repairing and renewing such Service Media the Vendor and the Purchaser or other the person or corporation exercising such rights doing as little damage as possible to the Retained Land and forthwith making good all damage caused in the exercise of such rights

THE SECOND SCHEDULE

A: Property Register continued

(Exceptions and Reservations)

The right for the Vendor and his successors in title the owners and occupiers for the time being of the Retained Land and each and every part of the Retained Land and their respective servants agents and licensees (in common with the Vendor and the Purchaser as owners of the Property and all others entitled to the like rights)

1. To use the Service Media now in over and under the Property and serving the Retained Land upon payment of a proportionate part of the cost according to user of inspecting maintaining cleaning repairing and renewing the same and to enter onto the Property at all reasonable times on reasonable notice (but at any time without notice in emergencies) with or without vehicles machinery workmen contractors materials and other equipment and things reasonably necessary for the purposes of inspecting maintaining cleaning repairing renewing and removing such Service Media the Vendor or other the person or corporation exercising such rights doing as little damage as possible to the Property and forthwith making good all damage caused in the exercise of such rights.

2. To enter onto the Property at all reasonable times on reasonable notice (but at any time without notice in emergencies) with or without vehicles machinery workmen contractors materials and other equipment and things reasonably necessary for the purposes of:

2.1 Laying and constructing new Service Media in and under the Property and breaking into connecting with and using any Service Media now or within the Perpetuity period to be laid or constructed in over or under the Property to serve the Retained Land and any dwellings or other structures now or within the Perpetuity Period to be erected on the Retained Land or any part or parts of the Retained Land upon payment of a proportionate part of the cost according to user of inspecting maintaining cleaning repairing and renewing such Service Media insofar as it is jointly used by the Retained Land and the Property; and

2.2 inspecting maintaining cleaning repairing renewing and relaying the Service Media referred to in paragraph 2.1

PROVIDED ALWAYS that the Vendor or other the person or corporation exercising such rights shall cause as little damage as possible to the Property and forthwith make good all damage caused in the exercise of such rights.

3. To enter onto the Property at all reasonable times on reasonable notice (but at any time without notice in emergencies) with or without workmen contractors materials and other equipment and things reasonably necessary for the purposes of inspecting maintaining repairing and renewing any walls now abutting on the boundary of the Retained Land with the Property the Vendor or other the person exercising such rights doing as little damage as possible to the Property and forthwith making good all damage caused in the exercise of such rights.

4. To overhang the roofs gutters eaves pipes and downspouts and encroach the footings and foundations and open the doors and windows of buildings and gates now or within the Perpetuity Period erected on the Retained Land over or under the Property

5. To pass and repass with or without vehicles at all times and for all purposes over and along the Property for the purpose of access to and from The Street from and to the Retained Land upon payment of a proportionate part according to user of the cost of inspecting maintaining repairing and resurfacing the surface of the Property including the right to stop and park vehicles temporarily on the Property but only for the purposes of loading/unloading at and delivering and collecting goods to and from the Retained Land or for the purposes of parking vehicles in any garage forming part of the Retained Land provided always that vehicles shall be stopped or parked for the minimum period of time necessary and so as to cause as little interference and inconvenience to the owners and occupiers of other property entitled to exercise similar rights".

A: Property Register continued

NOTE: The Retained Land referred to above includes the land in this title.

- 3 (19.08.1992) The land has the benefit of the rights granted by but is subject to the rights reserved by the Conveyance dated 3 August 1992 referred to in the Charges Register.
- 4 (19.08.1992) The Conveyance dated 3 August 1992 referred to in the Charges Register contains a provision as to light or air.

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 (24.10.2018) PROPRIETOR: KEITH CRAIG GODLEY and LOUISA JOANNA GODLEY of The Old Hall, 132 The Street, Rockland St. Mary, Norwich NR14 7HL.
- 2 (24.10.2018) The price stated to have been paid on 15 October 2018 was £950,000.
- 3 (24.10.2018) 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 15 October 2018 in favour of National Westminster Bank PLC referred to in the Charges Register.

C: Charges Register

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

- 1 (19.08.1992) A Conveyance of the land tinted pink on the title plan and other land dated 16 June 1960 made between (1) Alec Dennis Loades (Vendor) (2) Eagle Star Insurance Company Limited (Mortgagee) and (3) Thomas Auckland Hall (Purchaser) contains the following covenants:-

THE Vendor with the intent to bind himself and his successors in title hereby covenants with the Purchaser but not so as to be personally liable after he the Vendor shall have parted with possession of the property but so that this covenant shall run with the land into whosoever hands the same may come

(a) That he the Vendor will not make silage anywhere on the property coloured Green on the said plan annexed hereto and will not (save and except with the written consent of the owner for the time being of the "Old Hall") erect any dwellinghouses on any part of the fields numbered 236 and 238 on the Ordnance Survey Map for the said Parish of Rockland Saint Mary so long as the Purchaser or his wife shall personally remain the owner and occupier of the "Old Hall" but nothing in this covenant shall personally remain the owner and occupier of the "Old Hall" but nothing in this covenant shall debar the Vendor from erecting any suitable agricultural buildings on such fields (not being a dwellinghouse) but in the erection or siting of the same shall have regard to the view from the windows of the "Old Hall".

-NOTE: Copy plan filed under NK127811.

- 2 (19.08.1992) A Conveyance of the land in this title and other land dated 3 August 1992 made between (1) Gordon Trevor Dickerson (2) Gordon Trevor Dickerson and Pamela Joan Dickerson and (3) David Urling Richardson and Brenda Mary Richardson contains restrictive covenants.

-NOTE: Copy filed.

- 3 (24.10.2018) A Transfer of the land in this title dated 15 October 2018

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C: Charges Register continued

made between (1) David Urling Richardson and Brenda Mary Richardson and (2) Keith Craig Godley and Louisa Joanna Godley contains restrictive covenants.

-NOTE: Copy filed.

- 4 (24.10.2018) The land is subject to any rights that are reserved by the Transfer dated 15 October 2018 referred to above and affect the registered land.
- 5 (24.10.2018) REGISTERED CHARGE dated 15 October 2018.
- 6 (24.10.2018) Proprietor: NATIONAL WESTMINSTER BANK PLC (Co. Regn. No. 929027) of Mortgage Centre, P.O. Box 123, Greenock PA15 1EF.

End of register