

Title Number : HD267976

This title is dealt with by HM Land Registry, Leicester Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

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This extract shows information current on 30 JUN 2017 at 20:08:47 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: HD267976
Address of Property	: Symondshyde Farm, Stanboroughbury Farm, New Park Farm, Hill End Farn and 37, 39 Wellfield Road, Hatfield and Welwyn Garden City
Price Stated	: Not Available
Registered Owner(s)	: MYSIA INVESTMENTS LIMITED (incorporated in Jersey) care of The Estate Office, Hatfield Park, Hatfield AL9 5NQ SYROS INVESTMENTS LIMITED (incorporated in Jersey) care of The Estate Office, Hatfield Park, Hatfield AL9 5NQ as Trustees of the Pool Settlement.
Lender(s)	: None

Title number HD267976

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 30 JUN 2017 at 20:08:47. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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A: Property Register

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

HERTFORDSHIRE : WELWYN HATFIELD

- 1 (29.11.1989) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Symondshyde Farm, Stanboroughbury Farm, New Park Farm, Hill End Farn and 37, 39 Wellfield Road, Hatfield and Welwyn Garden City.

NOTE: The land tinted green on the filed plan is not included in this title.

- 2 (29.11.1989) The land has the benefit of the following rights reserved by but is subject to the following rights granted by a Conveyance of New Park Home edged blue on the filed plan dated 19 May 1967 made between (1) The Right Honourable William Evelyn Baron Rockley The Right Honourable Alexander David Frederick Baron Lloyd M.B.E. and Colonel Thomas Foley Churchill Winnington M.B.E. and (2) Robert Alvey Haddow and Elsie Margaret Haddow (Purchasers):-

"EXCEPTING AND RESERVING unto the Vendors and their successors in title (a) the free and uninterrupted passage and running of water soil and electricity through the pipes wires or cables in or under the property hereby conveyed the Vendors and their successors in title paying a fair proportion (to be determined by the Vendor's Surveypr) of the cost of cleansing repairing maintaining and renewing the said pipes wires or cables (b) the right upon giving one week's notice in writing to the Purchasers to enter upon the property hereby conveyed for the purpose of repairing and maintaining the buildings which abut the eastern boundary of the said property the Vendors and their successors in title being responsible for any damage thereby occasioned to the property hereby conveyed in exercise of this right and (c) the right to use or build upon any land or to alter any buildings not thereby conveyed at any time and in any manner whatsoever notwithstanding any interference obstruction or damage thereby caused to the property hereby conveyed or any buildings for the time being thereon or the access of light or air to or in respect of any such last mentioned property or buildings

TOGETHER WITH a right for the Purchasers and their successors in title to (a) the free and uninterrupted passage and running of water soil and electricity thorough all drains channels sewers pipes and watercourses in on or under or belonging to neighbouring land of the Vendors and used in common by such neighbouring land and the property hereby conveyed and further insofar as water and soil are concerned through the pipe or pipes laid under the property to the west of the property hereby conveyed and into the brook in the Spinneys O.S. Numbers. 265 and 267 the Purchasers and their successors in title being responsible for repairing and maintaining the said pipe or pipes (b) to enter upon the said property to the east upon giving one week's notice in writing to the owner or occupiers of the said property for the purpose of repairing and maintaining the building on the property hereby conveyed which abuts the eastern boundary the Purchasers being responsiblr for any damage thereby occasioned to the said property to the east in exercise of this right (c) a right of way at all times and for all purposes over and along the road or drive shown coloured brown on the said plan the Purchasers and their successors in title being responsible for one quarter of the cost of maintaining and repairing the said road or drive."

NOTE: O.S.Nos. 265 and 267 referred to are indicated in blue on the

A: Property Register continued

filed plan. The road coloured brown referred to is tinted mauve.

- 3 (29.11.1989) The land has the benefit of the following rights reserved by but is subject to the following rights granted by a Conveyance of lodge tinted blue on the filed plan dated 27 February 1973 made between (1):-

"EXCEPT AND RESERVED unto the Vendor and his successors in title to enure for the benefit of the Vendor's remaining land into whosoever hands the same may come the right to use and build upon or alter any adjoining or neighbouring land or buildings at any time and in any manner whatsoever and notwithstanding any interference or obstruction caused thereby with or to the land hereby conveyed or any building for the time being thereon or the access of light or air to or in respect of any such last mentioned land or buildings

TOGETHER WITH a right during a period of eighty years from the date hereof of drainage through the pipe laid under the Vendor's adjoining land to the west and running under New Park Farm Road and then connecting to the main sewer and a like right to enter on to the said adjoining land for the purpose of inspecting repairing amending and renewing the said pipe the Purchasers making good all damage occasioned to the surface of the land and restoring the same to its former condition And Together with a right of way at all times and for all purposes with or without horses carts and motor vehicles over and along that part of the private track leading to New Park Farm to which the property abuts for the purposes of ingress and egress to and from the said property the Purchasers paying a fair proportion of the cost of repairing and maintaining the said track according to the extent of user and in the event of dispute as to the Purchasers contribution the decision of the Vendor's Agents to be final and binding."

- 4 (06.07.1992) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

- 5 (09.11.1994) The land has the benefit of the following rights reserved by a Transfer of the land edged and numbered HD328458 in green on the title plan dated 31 October 1994 made between (1) The Right Honourable Mabel Edith Dowager Viscountess Wimborne and others (Transferors) and (2) Stephen David Williams (Transferee):-

"EXCEPT AND RESERVING unto the Transferors and their successors in title for the benefit of the adjoining and neighbouring land of the Transferors the rights as specified in the Second Schedule hereto

THE SECOND SCHEDULE

1. The right to use and build upon or alter any adjoining or neighbouring land or buildings at any time and in any manner whatsoever and notwithstanding any interference or obstruction caused thereby with or to the land or any buildings for the time being thereon or the access of light or air to or in respect of such last mentioned land and buildings.

2. All easements quasi easements rights of water drainage and support rights of access to light and other similar rights as have hitherto been exercised and enjoyed over from under or through the Property by or for the benefit of such adjoining or neighbouring land (although not being legal easements by reason of unity of possession or otherwise)."

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 (15.05.2014) PROPRIETOR: MYSIA INVESTMENTS LIMITED (incorporated in Jersey) care of The Estate Office, Hatfield Park, Hatfield AL9 5NQ and

B: Proprietorship Register continued

SYROS INVESTMENTS LIMITED (incorporated in Jersey) care of The Estate Office, Hatfield Park, Hatfield AL9 5NQ as Trustees of the Pool Settlement.

- 2 (29.11.1989) RESTRICTION: No disposition by a sole proprietor of the land (not being a trust corporation) under which capital money arises is to be registered except under an order of the registrar or of the Court.

C: Charges Register

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

- 1 (29.11.1989) By a Conveyance of the land edged yellow on the filed plan dated 19 December 1962 made between (1) The Honourable William Jocelyn Lewis Palmer, The Right Honourable David Alexander Robert Earl of Crawford K.T. and Richard Edward Osborne Cavendish and (2) The Right Honourable Robert William Evelyn Baron Rockley, The Right Honourable Alexander David Frederick Baron Lloyd M.B.E. and Colonel Thomas Foley Churchill Winnington M.B.E. the land edged yellow was conveyed subject as follows:-

"Subject to payment of a rentcharge of Thirty pounds per annum to the Vicar and Church warder of Offley."

NOTE: No further details of the rentcharge were supplied on first registration.

- 2 (29.11.1989) Part of the land is affected by the provisions of a Conveyance dated 31 August 1965 made between (1) The Right Honourable Robert William Evelyn Baron Rockley The Right Honourable Alexander David Frederick Baron Lloyd M.B.E. and (2) Colonel Thomas Foley Churchill Winnington in relation to an oil pipe line the approximate position of such line being shown.

NOTE: Copy filed.

- 3 (29.11.1989) The land is subject to the following rights granted by a Deed of Grant dated 2 March 1977 made between (1) The Honourable Robert Michael James Cecil (2) Scottish Amicable Life Assurance Society and (3) Tristram Frederick West and Margaret Lucy West:-

"the Grantor so far as he has power so to do HEREBY GRANTS and the Mortgagee as mortgagee hereby confirms unto the Grantees FIRST full right and liberty within the period of Eighty years from the date hereof to lay below the surface of the land in the approximate position shown by a red line between the points marked A-B on the said land as a pipe with an internal diameter not exceeding three quarters of an inch and to be laid at a depth of two feet six inches between the top of the pipe and the surface of the land SECONDLY full right and liberty to connect the said pipe to the water main hereinbefore referred to and to take a supply of water from the same the Grantees paying the Water Rates and Charges levied by the Statutory Water Authority AND THIRDLY full right and liberty for the purpose of repairing relaying maintaining or renewing the said pipe but not for any other purpose whatsoever to enter upon the Grantor's adjoining land provided always that the Grantees shall at their own expense make good all damage and disturbance which may be caused to the land and to reinstate the same to its former condition"

NOTE: The red line referred to is tinted yellow on the filed plan and the points A and B have been reproduced on the filed plan. The approximate position of water main referred to is shown by a blue broken line on the filed plan. The Grantor's adjoining land referred to is that hatched brown on the filed plan.

- 4 (29.11.1989) The land is subject to the rights granted by a Deed dated 2 February 1984 made between (1) The Honourable Robert Michael James Cecil M.P. and (2) British Gas Corporation. The said Deed also contains restrictive covenants by the grantor.

C: Charges Register continued

NOTE: Copy filed.

- 5 (29.11.1989) The land is subject to the rights granted by a Deed dated 24 February 1984 made between (1) The Honourable Robert Michael James Cecil and (2) British Gas Corporation.
The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed.

- 6 (29.11.1989) The land is subject to the rights granted by a Deed dated 19 March 1984 made between (1) The Honourable Robert Michael James cecil and (2) The Eastern Electricity Board.
The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed.

- 7 (29.11.1989) Lease dated 25 September 1989 of a gas governor site edged brown on supplementary plan to the filed plan to British Gas Plc for 40 years from 8 June 1986.

NOTE 1: The lease grants the following right:-

"Together with the right to pass and repass over and along the private estate road shown coloured pink on the plan for the purpose of constructing and thereafter maintaining the kiosk on the land edged red at all reasonable times and in emergency at any time whether or not with workmen vehicles machinery and apparatus."

NOTE 2: The road coloured pink referred to is tinted pink on supplementary plan to the filed plan. Lessee's title registered under HD267453.

- 8 (29.11.1989) The land is subject to the following rights reserved by a Conveyance of the land in this title dated 29 September 1989 made between (1) The Honourable Robert Michael James Cecil (2) Gascoyne Holdings Limited and (3) The Right Honourable Mabel Edith Dowager Viscountess Wimborne, David Geirge Jamison and Mysia Investments Limited:-

"There is EXCEPTED AND RESERVED out of the Property unto Viscount Cranbourne and his successors in title and any others to whom he may grant the same owners or occupiers for the time being of any adjoining or neighbouring land all easements quasi-easements rights of way and of water as have hitherto been exercised or enjoyed over from under or through the said property by or for the benefit of such adjoining or neighbouring land (although not being legal easements by reason of unity of possession or otherwise) and in particular (but without prejudice to the generality of the foregoing) a right of way at all times and for all purposes including the extraction of timber over and access the land known as New Park Farm to and from Broombarns Wood and Coldharbour Plantation."

- 9 (09.08.1995) The land is subject to the rights granted by a Transfer of the land edged and numbered HD336646 in green on the filed plan dated 10 July 1995 made between (1) David George Jamison and Others and (2) Archibald Martin Mackay and Jeannette Mackay.

NOTE: Original filed.

- 10 (11.08.2015) The land is subject to the easements granted by a lease dated 4 August 2015 of Hill End Farm Dairy and Warehouse, Hatfield for a term of five years from 26 July 2015.

NOTE: Copy filed.

End of register