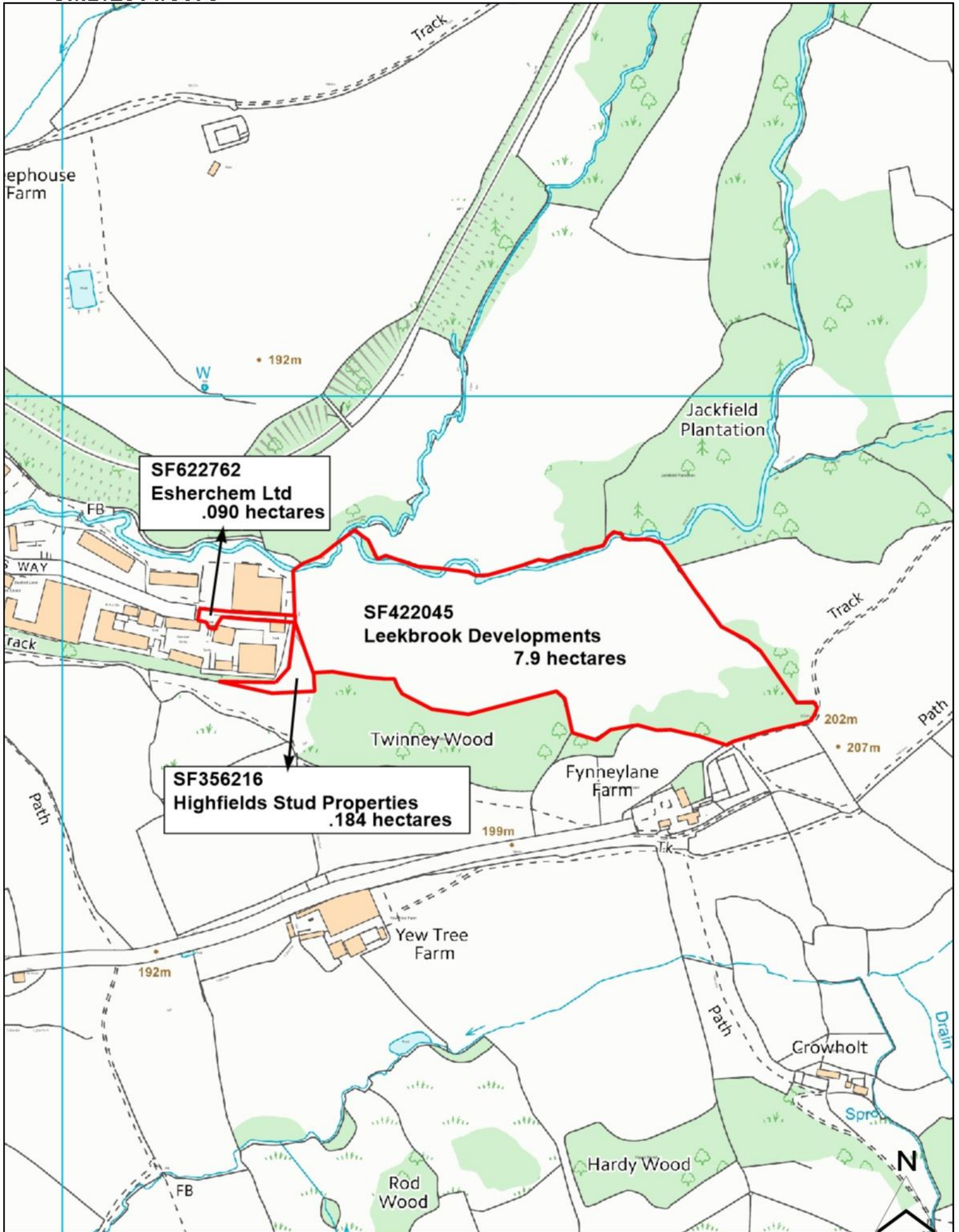


**Leekbrook Extension Site
SMD/2014/0678**



The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



Official copy of register of title

Title number SF622762

Edition date 24.10.2016

This official copy shows the entries on the register of title on 27 JUN 2018 at 13:10:18.

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 27 Jun 2018.

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, Birkenhead Office.

A: Property Register

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

STAFFORDSHIRE : STAFFORDSHIRE MOORLANDS

1 (30.10.1995) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being land at Brooklands Way, Leek.

2 (30.10.1995) A Conveyance of the land in this title and other land dated 24 August 1984 made between (1) The Reverend John Thornley Finney (Vendor) and (2) James Derrick Pickford and Christina Margaret Pickford (Purchasers) contains the following provision:-

IT IS HEREBY AGREED AND DECLARED that as between the property hereby conveyed and the retained land the Purchasers shall not be entitled to any rights easements quasi-easements or other rights or privileges in the nature of easements over the retained land and this deed shall not be deemed to include any and to that extent the rule in Wheeldon v. Burrows and the provisions of Section 62 of The Law of Property Act 1925 are hereby expressly excluded.

3 (30.10.1995) The Transfer dated 22 September 1995 referred to in the Charges Register contains the following provision:-

"IT is hereby agreed and declared that as between the property hereby transferred and the Transferor's adjoining property all privileges and incidents of user in the nature of easements quasi-easements or rights in the nature of easements shall continue to be so used and enjoyed and shall be deemed to be granted or reserved as the case may be as rights and easements accordingly where such user has formerly been enjoyed in common with the owner or owners for the time being of the dominant and servient tenements and shall bear the necessary costs of maintenance and repair in fair and reasonable proportions but so as this clause shall give neither the Transferor nor the Transferee or their successors in title any rights of way over land not in their respective ownership"

4 (18.07.2000) 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 and other land dated 26 May 2000 made between (1) T & G Properties Limited and (2) Duncan James Bray and Margaret Anne Bray.

-NOTE: Original filed under SF428274.

A: Property Register continued

- 5 (12.10.2011) The land has the benefit of the rights reserved by the Transfer dated 10 October 2011 referred to in the Charges Register.

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 (24.10.2016) PROPRIETOR: ESTERCHEM LIMITED (Co. Regn. No. 3546522) of Brooklands Way, Basford Lane Industrial Estate, Leek ST13 7QF.
- 2 (24.10.2016) The price stated to have been paid on 14 October 2016 was £8,000 plus £1,600 VAT.

C: Charges Register

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

- 1 (30.10.1995) The land is subject to the following rights reserved by a Transfer of the land in this title and other land dated 22 September 1995 made between (1) James Derrick Pickford (Transferor) and (2) Laidrite Surfacing Co. Ltd. (Transferee):-

"except and reserved unto the Transferor and his successors in title a right of way at all times and for all purposes with or without vehicles or animals over and along the extension of Brooklands Way which the Transferee is to construct within 80 years of the date hereof to the point marked "X" on the said plan"

NOTE: Point X referred to is reproduced on the filed plan.

- 2 (17.10.1996) An Agreement and consent under hand dated 30 January 1996 made between (1) Laidrite Surfacing Company Limited (Grantors) and (2) Midlands Electricity PLC (Company) relates to the placing and user of electric lines. A copy of the material part of the Agreement and Consent is set out below:-

"The Grantor(s) hereby give(s) the Company full and free licence and liberty and consent for the Company its servants workmen and others authorised by them to erect and or lay and use and thereafter from time to time repair inspect and maintain re-erect relay and remove electric lines either overhead or underground as the Company shall require for the transmission and distribution of electricity and the necessary service turrets poles stays ducts pipes and other apparatus appurtenant thereto (herein collectively referred to as "the said electric lines") (the right hereby granted to include the right to erect and or lay additional apparatus to that originally erected and laid in contradistinction from and in addition to the right already given to replace apparatus) over on and or under the said land edged pink on the plan Nod. NR 78/1 annexed hereto and for any of the purposes aforesaid to enter upon the said land to execute all or any of such works as aforesaid and to break up and excavate so much of the said land as may from time to time be necessary and remove and dispose of any surplus earth PROVIDED that in so doing the Company shall cause as little damage as may be to the said land and shall so far as practicable make good and restore the surface thereof

THE Company hereby Agrees with the Grantor(s) as follows:-

(a) To make good to the reasonable satisfaction of the Grantor(s) all damage as may be to the said land as is occasioned by the exercise of the rights licensed by this Agreement

THE Grantor(s) hereby AGREE(S) with the Company:-

(i) That he/she/they will not erect or permit to be erected any building or erection of any kind whatsoever or plant any trees under

C: Charges Register continued

over or in close proximity to the said electric lines without first obtaining the prior approval of the Company such approval not to be unreasonably withheld

(ii) Not to raise or lower the level of the said land which would in any way affect the rights hereby licensed

(iii) That he/she/they will on any sale lease or other disposition of the said land or any part thereof sell lease or dispose of such land subject to this agreement

THIS Agreement shall remain in force for a term of 99 years computed from the date hereof and shall continue thereafter from year to year until determined by either party giving to the other six months notice in writing.

THE dominant tenement to which the said rights licensed by this Agreement are appurtenant are the properties and rights owned and occupied by the Company for the purpose of its undertaking."

NOTE: The said land referred to is the land in this title and other land.

- 3 (12.10.2011) The land is subject to the rights granted by a Transfer of an electricity substation dated 10 October 2011 made between (1) Duncan James Bray and others and (2) Energetics Electricity Limited.

The said transfer also contains restrictive covenants by the transferor.

-NOTE: Copy filed under SF575407.

- 4 (24.10.2016) A Transfer of the land in this title dated 14 October 2016 made between (1) Duncan James Bray and others and (2) Esterchem Limited contains restrictive covenants.

-NOTE: Copy filed.

- 5 (24.10.2016) The land is subject to any rights that are reserved by the Transfer dated 14 October 2016 referred to above and affect the registered land.

End of register

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

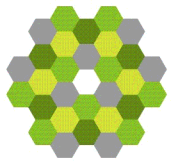
This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 27 June 2018 shows the state of this title plan on 27 June 2018 at 13:10:19. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. This title is dealt with by the HM Land Registry, Birkenhead Office .

HM Land Registry

Official copy of title plan

Title number **SF622762**
Ordnance Survey map reference **SJ9953NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Staffordshire : Staffordshire Moorlands**



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