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Official copy of register of title

Title number HE48678

Edition date 15.11.2018

- This official copy shows the entries on the register of title on 15 APR 2020 at 15:27:38.
- 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 15 Apr 2020.
- 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, Telford Office.

A: Property Register

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

HEREFORDSHIRE

- 1 (30.01.2013) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Saltmarshe Castle Caravan Park, Tedstone Wafre, Bromyard (HR7 4PN).
- 2 (30.01.2013) The land tinted blue on the title plan has the benefit of the rights granted by but is subject to the rights reserved by a Conveyance thereof dated 10 February 1956 made between (1) John Philip Williams and (2) Anthony Robert French Hills, Rupert Walton and Peter Francis Hanbury.

NOTE: Copy filed.

- 3 (30.01.2013) A Conveyance of the land tinted yellow on the title plan dated 4 November 1967 made between (1) Roland Henry Gibbs (2) Thomas Peregrine Adams and (3) Antoni Kopiec contains a provision as to boundary structures and a provision relating to the creation of easements as therein mentioned.

NOTE: Copy filed.

- 4 (30.01.2013) The land tinted pink on the title plan has the benefit of the rights granted by but is subject to the rights reserved by a Conveyance thereof and other land dated 5 January 1961 made between (1) Stanley Brown and Company (Forestry) Limited and (2) Antoni Kopiec.

NOTE: Copy filed under HE19869.

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 (02.07.2015) PROPRIETOR: BEST HOLDINGS (UK) LIMITED (Co. Regn. No. 08383054) of 88-98 College Road, Harrow, Middlesex HA1 1RA.
- 2 (02.07.2015) The price stated to have been paid on 16 June 2015 for the

B: Proprietorship Register continued

land in this title and other property was £3,044,000.

- 3 (02.07.2015) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 4 (02.07.2015) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 16 June 2015 in favour of HSBC UK Bank PLC referred to in the Charges Register.

C: Charges Register

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

- 1 (30.01.2013) A Deed affecting the land tinted blue on the title plan dated 14 February 1974 made between (1) The Forestry Commissioners and (2) Patrick Graham Hedley Hedley-Dent, Major General Sir Charles James Dalton and John Newton Frears contains restrictive covenants.

NOTE 1: Copy filed.

By a Deed dated 11 August 1988 made between (1) Forestry Commissioners and (2) Henricks Hubertus Weekers and Avis Nora Weekers the said covenants were expressed to be released.

NOTE 2: Copy filed.

- 2 (19.05.2015) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
- 3 (02.07.2015) REGISTERED CHARGE dated 16 June 2015 affecting also other titles.

NOTE: Charge reference HE9977.
- 4 (15.11.2018) Proprietor: HSBC UK BANK PLC (Co. Regn. No. 9928412) of Securities Processing Centre, P.O. Box 6304, Coventry CV3 9JY.
- 5 (30.11.2017) The lease of the electricity substation dated 24 November 2017 made between (1) Best Holdings (UK) Limited and (2) Energetics Electricity Limited referred to in the schedule of leases hereto contains restrictive covenants by the landlord.

Schedule of notices of leases

- | | | | | |
|---|---|------------------------|---------------|---------|
| 1 | 19.05.2015 | Cottage 3, Saltmarshe | 17.04.2015 | HE53127 |
| | Edged and | Castle | From and | |
| | numbered 1 in | | including | |
| | blue | | 16.04.2011 to | |
| | | | and including | |
| | | | 15.04.2061 | |
| 2 | 30.11.2017 | electricity substation | 24.11.2017 | HE59025 |
| | Edged and | | 99 years from | |
| | numbered 2 in | | and including | |
| | blue | | 24.11.2017 | |
| | NOTE: See entry in the Charges Register relating to landlords' restrictive covenants. | | | |

End of register