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# Official copy of register of title

Title number WT87330

Edition date 05.09.2018

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- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 21 Sep 2022.
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- This title is dealt with by HM Land Registry, Weymouth Office.

## A: Property Register

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

SWINDON

1 (05.07.1989) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 50 Cricklade Road, Swindon (SN2 8AA).

2 (05.07.1989) An Agreement dated 12 March 1926 made between (1) Albany Ward and (2) The Administrative County of Wilts relates to the acquisition of rights of light and air.

*NOTE: Copy filed.*

3 (16.07.2004) The land has the benefit of the rights granted by two Deeds dated 17 May 2004 made between (1) Swindon Borough Council and (2) Bristol Housing Limited Liability Partnership. The said Deeds also contains provisions as to rights of light or air.

*NOTE: Copy Deeds filed.*

4 (22.07.2004) Agreement dated 13 July 2004 made between (1) Swindon Borough Council and (2) Bristol Housing Limited Liability Partnership contains a licence to build over the highway upon the terms therein mentioned.

*NOTE: Copy filed.*

5 (08.11.2004) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

## 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 (30.11.2015) PROPRIETOR: GRAY'S INN CAPITAL LIMITED (Co. Regn. No. 07503033) care of Mills & Reeve LLP, Botanic House, 100 Hills Road, Cambridge CB2 1PH.

## B: Proprietorship Register continued

- 2 (03.10.2005) A Transfer dated 31 August 2005 made between (1) Bristol Housing Limited Liability Partnership and (2) Freehold Estates Limited contains Transferor's and Transferee's personal covenants.

*NOTE: Copy filed.*

- 3 (30.11.2015) 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 (30.11.2015) The Transfer to the proprietor contains a covenant to observe and perform the covenants by the landlord contained in the leases referred to in the Schedule of Notices of Leases and of indemnity in respect thereof.

## C: Charges Register

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

- 1 (05.07.1989) A Conveyance of the land in this title dated 22 July 1959 made between (1) Provincial Cinematograph Theatres Limited and (2) Percy William Harold Pankhurst and Arthur John Peter Pankhurst contains restrictive covenants.

*NOTE 1: Original filed*

By a Deed dated 11 June 1968 made between:-

(1) Provincial Cinematograph Theatres Limited (2) Gaumont British Limited  
(3) The Law Debenture Corporation Limited and  
(4) Capital And Provincial Cinemas Limited the said covenants were expressed to be varied.

*NOTE 2: Original filed.*

- 2 (05.07.1989) The land is subject to the following rights reserved by a Conveyance of the land in this title dated 28 March 1968 made between (1) United Dominions Trust Limited and United Dominions Trust (Commercial) Limited and (2) Capital and Provincial Cinemas Limited:-

Subject to all rights of way water light drainage and other easements rights and privileges (if any) affecting the property.

- 3 (19.02.2004) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.  
The leases grant and reserve easements as therein mentioned.

- 4 (19.02.2004) The parts of the land affected thereby are subject to the following rights granted by a Lease of the land numbered 1 in blue on the title plan dated 23 January 2004 referred to in the schedule of leases hereto:-

TOGETHER with the right for the Company its servants workmen and others authorised by them in common with all other persons having the like right within the term granted by this Deed:-

(a) to enter the remainder of the Landlords land registered under title number WT87330 ("the Development") and to pass and repass with or without vehicles at all times and for all purposes in connection with the electricity substation and in particular to convey plant machinery and other apparatus and materials over and along the roads and ways on the remainder of the Development and to park a motor vehicle thereon for such time as is reasonably necessary for the Company to carry out maintenance and repair work upon the electricity substation installed or to be installed upon the Demised Land (but not otherwise) the Company in doing so causing as little damage as possible to the Development making good any damage which may be caused to the reasonable satisfaction of the Landlord and not permitting an obstruction to the parking spaces allocated to the tenants of the Development

**C: Charges Register continued**

(b) to lay and use and thereafter from time to time inspect maintain repair relay supplement and remove cables for the transmission and distribution of electricity and the necessary ducts pipes and other apparatus appurtenant thereto (hereinafter collectively referred to as "the Cables") in and under the land in the position shown coloured green on the Plan to enter upon the land coloured green and to break up the surface and excavate so much thereof as from time to time be necessary to install conduits and to remove and dispose of any surplus earth PROVIDED that in so doing the Company shall cause as little damage as maybe to the land coloured green and shall make good and restore the surface thereof as soon as possible and PROVIDED that this wilol not prevent the Landlord or persons authorised by it from obtaining access to the Development"

NOTE: The land coloured green referred to is hatched blue on the title plan.

- 5 (02.11.2004) Agreement for sale dated 15 October 2004 in favour of Freehold Estates Limited.

*NOTE: Copy filed.*

**Schedule of notices of leases**

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	19.02.2004 Numbered 1 in blue (part of)	Electricity Substation(ground floor)	23.01.2004 23 January 2004 to 22 January 2103	WT227756
		NOTE: See entry in the charges register relating to the rights granted bythe lease		
2	08.11.2004 edged and numbered 1 in mauve (part of)	Apartment 105 (first floor flat) and parking space (ground Floor)	15.10.2004 999 Years from 1.7.2004	WT234445
3	16.11.2004 Edged and numbered 1 in mauve (part of)	10 Cricklade Place (First Floor Flat)	29.10.2004 999 years from 1.7.2004	WT234721
4	26.11.2004 Edged and numbered 1 in mauve (part of)	206 Cricklade Place (second floor flat) and parking space(ground floor)	12.11.2004 999 years from 1.7.2004	WT235014
5	01.12.2004 Edged and numbered 1 in mauve (part of)	22 Cricklade Place (second floor flat)	23.11.2004 999 years from 1.7.2004	WT235120
6	03.12.2004 Edged and numbered 1 in mauve (part of)	6 Thomas Edward Coard Building (first floor flat) and parking space (ground floor)	03.11.2004 999 years from 1.7.2004	WT235169
7	10.12.2004 Edged and numbered 1 in mauve (part of)	19 Thomas Edward Coard Building (second floor flat) and parking space	12.11.2004 999 years from 1.7.2004	WT235319
8	10.12.2004 Edged and	8 Thomas Edward Coard Building (first floor flat)	01.12.2004 999 years from	WT235330

## Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
	numbered 1 in mauve (part of)	and parking space	1.7.2004	
9	13.12.2004 edged and numbered 1 in mauve (part of)	16 Thomas Edward Coard Building (second floor flat) and parking space	12.11.2004 999 years from 1.7.2004	WT235351
10	14.12.2004 Edged and numbered 1 in mauve (part of)	3 Thomas Edward Coard Building (first floor flat) and parking space (ground floor)	24.11.2004 999 years from 1.7.2004	WT235371
11	16.12.2004 Edged and numbered 1 in mauve (part of)	9 Thomas Edward Coard Building (first floor flat) and parking space	19.11.2004 999 years from 1.7.2004	WT235457
12	21.12.2004 Edged and numbered 1 in mauve (part of)	20 Thomas Edward Coard Building (second floor flat) and parking space (ground floor)	12.11.2004 999 years from 1.7.2004	WT235565
13	06.01.2005 Edged and numbered 1 in mauve (part of)	25 Thomas Edward Coard Building (third floor flat) and parking space	22.12.2004 999 years from 1.7.2004	WT235753
14	06.01.2005 Edged and numbered 1 in mauve (part of)	27 Thomas Edward Coard Building (third floor flat) and parking space	22.12.2004 999 years from 1.7.2004	WT235754
15	06.01.2005 Edged and numbered 1 and 2 in mauve (part of)	31 Thomas Edward Coard Building (third floor flat) and parking space	22.12.2004 999 years from 1.7.2004	WT235756
16	13.01.2005 edged and numbered 1 in mauve (part of)	26 Thomas Edward Coard Building (third floor flat) and parking space	22.12.2004 999 years from 1.7.2004	WT235974
17	17.01.2005 Edged and numbered 1 in mauve (part of)	30 Thomas Edward Coard Building (third floor flat)	22.12.2004 999 years from 1.7.2004	WT236037
18	17.01.2005 Edged and numbered 1 in mauve (part of)	29 Thomas Edward Coard Building (third floor flat)	22.12.2004 999 years from 1.7.2004	WT236038
19	19.01.2005 Edged and numbered 2 in mauve (part of) edged and numbered 1 in mauve	111 Thomas Edward Coard Building (second floor flat) parking space (ground floor)	02.12.2004 999 years from 1.7.2004	WT236163

## Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
20	19.01.2005 Edged and numbered 1 in mauve	209 Thomas Edward Coard Building (second floor flat)	22.12.2004 999 years from 1.7.2004	WT236165
21	20.01.2005 Edged and numbered 1 in mauve (part of): edged and numbered 2 in mauve (part of)	23 Thomas Edward Coard Building (second floor flat) parking space	17.12.2004 999 years from 1.7.2004	WT236193
22	26.01.2005 Edged and numbered 1 in mauve (part of)	28 Thomas Edward Coard Building (third floor flat) and parking space	22.12.2004 999 years from 1.7.2004	WT236353
23	18.02.2005 Edged and numbered 1 in mauve (part of)	17 Thomas Edward Coard Building (second floor flat) parking space (ground floor)	31.01.2005 999 years from 1.7.2004	WT236992
24	25.02.2005 edged and numbered 1 in mauve (part of)	4 Thomas Edward Coard Building (first floor flat) parking space	04.02.2005 999 years from 1.7.2004	WT237177
25	25.02.2005 Edged and numbered 1 in mauve (part of)	7 Thomas Edward Coard Building (first floor flat) parking space	04.02.2005 999 years from 1.7.2004	WT237190
26	11.03.2005 Edged and numbered 1 in mauve (part of)	15 Thomas Edward Coard Building (second floor flat): parking space (ground floor flat)	12.11.2004 999 years from 1.7.2004	WT237480
27	06.04.2005 Edged and numbered 1 in mauve (Part of) edged and numbered 3 in mauve (Part of)	24 Thomas Edward Coard Building (third floor flat) parking space	15.03.2005 999 years from 1 July 2004	WT238038
28	05.05.2005 Edged and numbered 1 in mauve (part of) edged and numbered 3 in mauve (part of)	1 Thomas Edward Coard Building (first floor flat)	07.03.2005 999 years from 1.7.2004	WT238667
29	02.06.2005 Edged and numbered 3 in mauve (part of) : Edged and numbered 1 in mauve (part of)	201 Thomas Edward Coard Building (second floor flat)	07.03.2005 999 years from 01.07.2004	WT239294

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
30	11.07.2005 Edged and numbered 1 in mauve (part of)	2 Thomas Edward Coard Building (first floor flat) and parking space (ground floor)	06.06.2005 999 Years from 1.7.2004	WT240193
31	11.07.2005 Edged and numbered 1 in mauve (part of)	14 Thomas Edward Coard Building (second floor) and parking space (ground floor)	06.06.2005 999 Years from 1.7.2004	WT240185
32	29.04.2005 Edged and numbered 2 in mauve (Part of):Edged and numbered 1 in mauve (Part of)	50a Cricklade Road (Ground floor unit): Parking space (Ground floor)	29.04.2005 999 years from 1.7.2004	WT241028
33	12.09.2005 edged and numbered 3 in mauve (Part of): edged and numbered 4 in mauve	Unit A Thomas Edward Coard Building (Ground Floor) : Parking Space	27.07.2005 999 years from 1.7.2004	WT241940

End of register