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## Title register for:

**Unit 1 Marlborough Business Centre, Hanworth Lane, Chertsey, KT16 9LG (Freehold)**

**Title number: SY720143**

Accessed on 14 July 2025 at 14:21:00

This information can change if we receive an application. This service can not tell you if HM Land Registry are dealing with an application.



**This is not an official copy. It does not take into account if there's a pending application with HM Land Registry. If you need to prove property ownership, for example, for a court case, you'll need to order an official copy of the register.**

## Register summary

<b>Title number</b>	SY720143
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<b>Registered owners</b>	Kestrel House Holdings Ltd
	Kestrel House, Hanworth Lane, Chertsey KT16 9JX The Old Rectory, Church Street, Weybridge KT13 8DE

<b>Last sold for</b>	£468,681 inclusive of VAT on 02 March 2022
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## A: Property Register

This register describes the land and estates comprised in this title.

Entry number	Entry date
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1	1955-06-04	SURREY : RUNNYMEDE
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The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Marlborough Business Centre, Hanworth Lane, Chertsey (KT16 9LG).

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2

The land has the benefit of the following rights:-

A right of way over the roadway tinted brown on the title plan subject to contributing towards the cost of the upkeep and repair of the said roadway tinted brown and of any road at any time constructed thereon proportionately according to the use made thereof and also a right of way over the roadway tinted yellow on the filed plan subject to contributing a proportionate part according to the user of the cost of maintenance and repair thereof and also the right to use all wires cables pipes sewers drains and watercourses in under or along the roadway tinted yellow and the right to lay in under over or along the same new wires cables pipes sewers drains and watercourses and for such purpose and for the purpose of cleansing repairing restoring and maintaining the same from time to time to break up the said roadway making good all damage to the same which may be caused in the exercise of such rights and the right to enter upon the land tinted blue on the title plan for the purpose of laying pipes sewers cables and wires under the same making good all damage caused thereby except and reserving any access of light or air which would restrict or interfere with the free use of the adjoining or neighbouring property of Michael Egan Lindsay or the land and premises known as Pannells Farm for building or other purposes any such access of light or air in the meantime being enjoyed by the consent of the said Michael Egan Lindsay and not as of right.

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3

The land has the benefit of a right of way over the part of a service road included in adjoining land to

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the West but is subject to a right of way over the part of the service road included in this title granted by a Deed dated 1 July 1966 made between (1)Hella Automobile Equipment Limited and (2) Heinz Ewald Samson.

NOTE: Copy filed under SY139634.

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4	2003-06-30	A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.
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## **B: Proprietorship Register**

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

**Class of Title:** Title absolute

<b>Entry number</b>	<b>Entry date</b>
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1	2022-03-03	PROPRIETOR: KESTREL HOUSE HOLDINGS LTD (Co. Regn. No. 11842696) of Kestrel House, Hanworth Lane, Chertsey KT16 9JX and care of TWP Accounting LLP, The Old Rectory, Church Street, Weybridge KT13 8DE.
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2	2022-03-03	A Transfer dated 31 August 2018 made between (1) Metrode Products Limited and (2) Chancerygate No.3 Limited contains purchaser's personal covenant(s).
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NOTE: Copy filed under SY159737.

The Transfer to the present proprietor(s) contains a covenant to observe and perform the aforesaid covenant(s) and of indemnity in respect thereof.

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3	2022-03-03	The price stated to have been paid on 2 March 2022 was £468,681 inclusive of VAT.
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4	2022-03-03	The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the register and of indemnity in respect thereof.
5	2022-03-03	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.

**Class of Title:** Title absolute

Entry number	Entry date
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1	The land is subject to the free and uninterrupted passage and running of water soil gas and electricity through any mains sewers pipes drains or cables thereunder together with the right to enter upon the land to lay inspect repair cleanse or maintain any such sewer pipe drain or cable the person exercising such right doing as little damage as possible and making good all damage done to the said land.
2	A Deed of Covenant dated 3 November 1980 made between (1) The Provost and Scholars of The College Royal of Our Lady and Saint Nicholas in Cambridge (2) U.K. Land Mortgage & Finance Corporation Limited (3) Heinz Ewald Samson (4) Rexhold Properties Limited and (5) Capel House Property Trust Limited relates to the use and maintenance of a pumping station lying to the West of the land in this title.

NOTE: Original filed under SY139634.

3	2003-07-30	<p>The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.</p> <p>The leases grant and reserve easements as therein mentioned.</p>
4	2020-02-13	<p>The land is subject to any rights that are reserved by a Transfer dated 24 January 2019 made between (1) Chancerygate No. 3 Limited and (2) Kesterport Limited and affect the registered land.</p> <p>NOTE: Copy filed.</p>
5		<p>Registration Date : 14.07.2004</p> <p>Plan Reference : edged and numbered 2 in blue</p> <p>Property Description : Unit 4 Marlborough Business Centre</p> <p>Date of Lease : 23.06.2004</p> <p>Term : 999 years from 1.1.2003</p> <p>Lessee's Title : SY730373</p>
6		<p>Registration Date : 15.06.2007</p> <p>Plan Reference : edged and numbered 4 in blue</p> <p>Property Description : Unit 7 Marlborough Business Centre</p> <p>Date of Lease : 10.05.2007</p> <p>Term : 999 years from 1.1.2003</p> <p>Lessee's Title : SY762881</p>
7		<p>Registration Date : 27.11.2007</p> <p>Plan Reference : edged and numbered 5 in blue</p> <p>Property Description : Unit 3 Marlborough Business Centre</p> <p>Date of Lease : 02.11.2007</p> <p>Term : 999 years from 1.1.2003</p> <p>Lessee's Title : SY767984</p>

8

Registration Date : 18.12.2007  
Plan Reference : edged and numbered 6 in blue

Property Description : Unit 6 Marlborough  
Business Centre  
Date of Lease : 02.11.2007  
Term : 999 years from 01/01/2003

Lessee's Title : SY768625

9                      Registration Date     : 07.10.2008  
Plan Reference        : edged and numbered 3 in blue

Property Description : Unit 5 Marlborough  
Business Centre  
Date of Lease        : 29.09.2008  
Term                  : 999 years from 1 January 2003

Lessee's Title        : SY776436

10

Registration Date : 06.01.2010  
Plan Reference : edged and numbered 7 in blue

Property Description : Unit 2 Marlborough  
Business Centre  
Date of Lease : 22.12.2009  
Term : 999 years from 1 January 2003

Lessee's Title : SY785174