

THIS IS A PRINT OF THE VIEW OF THE REGISTER OBTAINED FROM HM LAND REGISTRY SHOWING THE ENTRIES SUBSISTING IN THE REGISTER ON 3 DEC 2025 AT 12:46:54. BUT PLEASE NOTE THAT THIS REGISTER VIEW IS NOT ADMISSIBLE IN A COURT IN THE SAME WAY AS AN OFFICIAL COPY WITHIN THE MEANING OF S.67 LAND REGISTRATION ACT 2002. UNLIKE AN OFFICIAL COPY, IT MAY NOT ENTITLE A PERSON TO BE INDEMNIFIED BY THE REGISTRAR IF HE OR SHE SUFFERS LOSS BY REASON OF A MISTAKE CONTAINED WITHIN IT. THE ENTRIES SHOWN DO NOT TAKE ACCOUNT OF ANY APPLICATIONS PENDING IN HM LAND REGISTRY. FOR SEARCH PURPOSES THE ABOVE DATE SHOULD BE USED AS THE SEARCH FROM DATE.

THIS TITLE IS DEALT WITH BY HM LAND REGISTRY, PETERBOROUGH OFFICE.

TITLE NUMBER: EX622902

There is no application or official search pending against this title.

A: Property Register

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

ESSEX : EPPING FOREST

- 1 (23.08.1999) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Regent Road Residential Clinic, 15 Regent Road, Epping (CM16 5DL).
- 2 (23.08.1999) The land was formerly copyhold of the Manor of Epping Bury and the rights saved to the lord by the 12th Schedule of the Law of Property Act 1922 are excepted from the registration.
- 3 (23.08.1999) The land has the benefit of the following rights granted by a Deed of Grant dated 25 September 1986 made between (1) Keith Henry Bunn and Susan Beverley Bunn (Grantors) and (2) North East Thames Regional Health Authority (Grantee):-

"The Grantors hereby grant to the Grantee full right and liberty for the Grantee and its successors in title the owners and occupiers for the time being of the land in the County of Essex known as Epping Clinic 15 Regent Road Epping and delineated and edged red on the plan annexed hereto to enter upon Title No EX317187 for the purpose of maintaining a good and sufficient fence at all times along the boundary separating Title No EX317187 and the land edged red to hold the said right of entry unto the Grantee in fee simple"

NOTE: Title No EX317187 is known as 13 Regent Road.

- 4 (23.08.1999) The Conveyance dated 31 May 1935 referred to in the Charges Register contains the following provision:-

"PROVIDED that the Council and its successors in title shall not be entitled to any right of access of light or air to any buildings erected or to be erected on the property hereby conveyed which would restrict or interfere with the free user of any other part of the said Estate for building or other purposes"

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 (23.08.1999) PROPRIETOR: NORTH ESSEX PARTNERSHIP UNIVERSITY NHS FOUNDATION TRUST of Trust Headquarters, Stapleford House, 103 Stapleford Close, Chelmsford, Essex CM2 0QX.
- 2 (23.08.1999) RESTRICTION: Except under an order of the registrar no charge by the proprietor of the land is to be registered or noted.

C: Charges Register

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

1 (23.08.1999) A Conveyance of the land in this title dated 31 May 1935 made between (1) John Henry Oxley (Vendor) and (2) The County Council of the Administrative County of Essex contains covenants details of which are set out in the schedule of restrictive covenants hereto.

2 (23.08.1999) The land is subject to the following rights reserved by the Conveyance dated 31 May 1935 referred to above:-

"EXCEPT AND RESERVING out of this Conveyance the full and free right for the Vendor and his successors in title of using all sewers and drains now or hereafter to be made in or under the property hereby conveyed or any part thereof and also the free passage and running of water and soil to and from all other parts of the Crows Estate with power at any time upon giving previous reasonable notice in writing to the solicitor for the Council for the time being to enter upon the property hereby conveyed to make lay repair and maintain any pipes or drains the persons entering to make good all damage occasioned thereby."

Schedule of restrictive covenants

1 The following are details of the covenants contained in the Conveyance dated 26 January 1935 referred to in the Charges Register:-

"FOR the benefit of the said Crows Estate at Epping aforesaid belonging to the Vendor or the part thereof for the time being remaining unsold and so as to bind the property hereby conveyed the Council hereby covenants with the Vendor that the Council and its successors in title will henceforth at all times hereafter observe and perform all and singular the stipulations and restrictions contained in the First Schedule hereto.

3. PROVIDED ALWAYS that the Vendor and his successors in title owners for the time being of the part of the said Crows Estate for the time being remaining unsold or otherwise undisposed of may at the request of the Council or its successors in title release or vary any of the aforesaid stipulations or restrictions and so that nothing herein contained shall operate to impose any restrictions on the manner in which the Vendor or the persons deriving title under him may deal with the whole or any part of the said estate for the time being remaining unsold or undisposed of or be otherwise deemed to create a building scheme for the said estate or any part thereof.

4. PROVIDED ALSO that the Council or other the owners for the time being of the property hereby conveyed shall as regards any of the aforesaid covenants which are restrictive of the user of the land be liable only in respect of breaches which occur while it or they shall respectively be owner or owners of the land or of the part thereof in respect of which any breach occurs.

THE FIRST SCHEDULE hereinbefore referred to

1. FENCES :-The Council shall erect and hereafter maintain the boundary fences next the road upon which the property hereby conveyed fronts and the rear and blank fences where marked 'T' on the said plan the fences next the road being not more than 3 feet 6 inches high (except in the case of corner plots) and the flank and rear fences being not more than 6 feet high.

2. BUILDING LINE :-Nothing is to be erected within 35 feet of the centre of Regent Road except fences as hereinbefore mentioned.

3. No portion of the property hereby conveyed shall be made into or used as a road footpath or way without the previous consent in writing of the Vendor.

4. All houses or other buildings on the property hereby conveyed shall front or face the road upon which such property abuts and no house or

Schedule of restrictive covenants continued

building shall be erected or built which shall front on the flank of the said property without the previous consent in writing of the Vendor.

5. DESCRIPTIONS OF BUILDINGS :-Private dwellinghouses only shall be erected. No house or building shall be erected except in accordance with the elevations and plan previously submitted to the Vendor and signed as approved by him. Provided that such approval shall not be unreasonably withheld and nothing in this Clause shall be construed so as to preclude the use of the premises by the Council for the purposes of a clinic

6. TRADES ETC. PROHIBITED:-No building is to be erected or used as a workshop or factory. Nor shall any trade business or manufacture be carried on on the property hereby conveyed or on any part thereof without the previous consent in writing of the Vendor. Nor shall any operative machinery be placed on the said property or any part thereof. No hut shed caravan house on wheels or other chattel adapted or intended for use as a dwelling or sleeping apartment nor any booth show swing or roundabout shall be erected or placed or used or allowed to remain upon the said property and the Vendor or his agents or servants may remove or dispose of any such erection or other thing and for that purpose may break fences and forcibly enter on the said property and shall not be responsible for the safe keeping of anything so removed or for the loss thereof or any damage thereto. No water or earth closet shall be erected on the said property detached from other buildings.

7. No sand gravel or clay shall be removed from the said property except for the erection of buildings thereon and no right of way shall be granted or permitted across any portion of the said property or any other portion of the said estate without the previous consent in writing of the Vendor.

8. No sand gravel bricks or other building material shall be deposited or allowed to remain on any of the roads or footways on the said estate to the annoyance of persons passing along the said roads or footways and no lime or bricks shall be made or burnt on the said property or on any other portion of the said estate without the previous consent in writing of the Vendor.

9. No person shall obstruct the passage of the Vendor or any person animal or vehicle along or the construction or laying of drains sewers pipes manholes gullies boxes or other things authorised by the Vendor in or under any of the roads or footways on the said estate.

10. When the Vendor shall have formed and completed in their entirety the said new road and the sewers and surface drains thereunder the owner or owners occupiers and tenants of the property hereby conveyed shall at all times have the free use of the same for all purposes but until the same shall be taken over by the local authority the owner or owners of the property hereby conveyed in common with the owners of all other property fronting the said roads shall pay a fair and proportionate part according to the extent of their respective frontages to the said roads of the expense of thereafter maintaining and keeping in repair the said roads. Any owner who for any purpose removes or disturbs the soil or surface of any of the said roads or opens any sewer or drain therein shall forthwith restore the same.

11. The Vendor reserves to himself his successors in title and assigns the right to alter modify release or dispense with any of the above stipulations or restrictions or plotting upon all or any part of the said estate for the time being unsold and of otherwise dealing with the said estate as he shall in his uncontrolled discretion think fit."

NOTE: The 'T' marks referred to in paragraph 1 of the Schedule affect all four boundaries of the land in this title.

End of register