

Title Number : SY33792

This title is dealt with by HM Land Registry, Durham Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 30 JUL 2018 at 14:18:45 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: SY33792
Address of Property	: The Black Horse, Station Road, Gomshall, Guildford (GU5 9NP)
Price Stated	: £525,000 plus £82,687 VAT
Registered Owner(s)	: ASHBROOKE INVESTMENTS LIMITED (Co. Regn. No. 03882200) of Little Woolpit, Moon Hall Road, Ewhurst, Surrey GU6 7NP.
Lender(s)	: Svenska Handelsbanken AB (publ)

Title number SY33792

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 30 JUL 2018 at 14:18:45. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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A: Property Register

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

SURREY : GUILDFORD

- 1 (11.11.1938) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being The Black Horse, Station Road, Gomshall, Guildford (GU5 9NP).
- 2 The land edged and numbered in green on the filed plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 3 The land in this title has the benefit of the following rights reserved by the Transfer dated 26 April 1976 referred to in the Charges Register:-

"A right for the benefit of the Transferor and their successors in title the owner or owners for the time being of the remainder of the land comprised in the title above referred to to use all sewers drains watercourses wires cables and other services laid or passing through or under the land hereby transferred.

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 (20.04.2010) PROPRIETOR: ASHBROOKE INVESTMENTS LIMITED (Co. Regn. No. 03882200) of Little Woolpit, Moon Hall Road, Ewhurst, Surrey GU6 7NP.
- 2 (20.04.2010) The price stated to have been paid on 26 March 2010 was £525,000 plus £82,687 VAT.
- 3 (24.09.2012) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 30 August 2012 in favour of Svenska Handelsbanken AB (PUBL) referred to in the Charges Register.

C: Charges Register

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

- 1 The land tinted blue on the filed plan is subject to rights of way.
- 2 The land hatched blue on the filed plan is subject to the following rights granted by a Transfer of the land edged and numbered SY452765 in green on the filed plan dated 26 April 1976 made between (1) Young & Co's Brewery Limited (Transferor) and (2) The County Council of Surrey (Transferee):-

C: Charges Register continued

"The Transferor hereby grants to the Transferee and all those authorised by the Transferee licence to enter upon the land coloured yellow on the said plan for a period of three months from the date hereof for the sole purpose of carrying out at the expense of the Transferee and to the satisfaction of the Transferor the works specified in the Third Schedule hereto which said works the Transferee hereby covenants to effect within the said period of three months from the date hereof.

THE THIRD SCHEDULE

1. The removal as necessary of any shrubs or other plants disturbed by the work to be carried out by the transferor and the replanting thereof elsewhere on the land comprised in the title above referred to
2. The setting back as necessary of the public house sign post at present on the land hereby transferred.
3. The erection of a nine inch thick brick retaining wall at the rear of the footpath proposed to be constructed by the Transferor such wall to measure up to approximately five feet in height such works to include setting back part of the existing random masonry wall using the existing materials where possible the brick work to match the materials used in the retaining wall at the adjoining property known as the Cottage
4. The regrading of the Bank behind the said wall where necessary
5. The reinstatement of any drains or services disturbed by the above mentioned works
6. The reinstatement and making good of any paving or other surfaces disturbed by the above mentioned works."

NOTE: The land coloured yellow referred to is hatched blue on the filed plan.

- 3 (24.09.2012) REGISTERED CHARGE dated 30 August 2012.
- 4 (24.09.2012) Proprietor: SVENSKA HANDELSBANKEN AB (PUBL) (incorporated in Sweden)(UK Co. Regn. No. FC014392) of 2nd Floor, 4M Building, Malaga Avenue, Manchester Airport, Manchester M90 3RR.
- 5 (24.09.2012) The proprietor of the Charge dated 30 August 2012 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

End of register

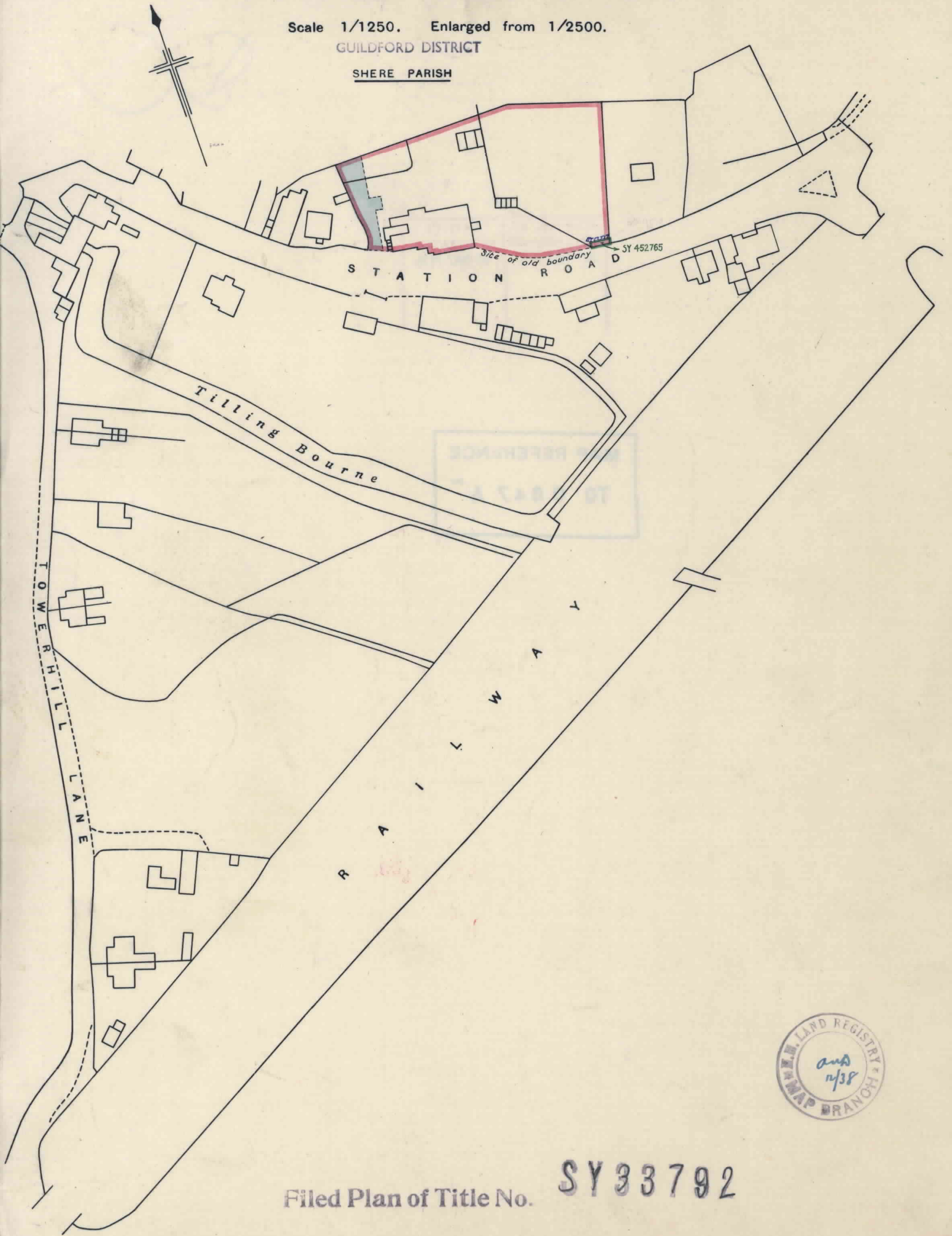
H. M. LAND REGISTRY GENERAL MAP

SURREY SHEET XXXII. 8. SECTION D

Scale 1/1250. Enlarged from 1/2500.

GUILDFORD DISTRICT

SHERE PARISH



Filed Plan of Title No.

SY 33792

R.H.B.
G.L.M.

This is a copy of the title plan on 30 JUL 2018 at 14:18:45. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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