

THIS IS A PRINT OF THE VIEW OF THE REGISTER OBTAINED FROM HM LAND REGISTRY SHOWING THE ENTRIES SUBSISTING IN THE REGISTER ON 23 MAR 2026 AT 11:53:49. 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: EX681645

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 : CHELMSFORD

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 198 Moulsham Street, Chelmsford (CM2 0LG).
- 2 (06.12.2000) The land has the benefit of but is subject to the rights granted by a Deed dated 6 November 2000 made between (1) Padrino Properties Limited, (2) Nafield Properties Limited and (3) The Scottish Life Assurance Company.

NOTE: Original filed under EX96331.

- 3 (19.04.2002) The land has the benefit (except as mentioned in the Note below and except that referred to in clause 13.2.2) of the rights granted by but is subject to the rights reserved by a Transfer of the land in this title dated 28 February 2002 referred to in the Charges Register.

NOTE: The right to park referred to in clause 13.2.1 is included in this registration only in so far as such right is exerciseable over the land edged blue on the filed plan.

- 4 (19.04.2002) The Transfer dated 28 February 2002 referred to above contains provisions as to light or air and boundary structures.

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 (19.04.2002) PROPRIETOR: PONSFORD PROPERTIES LIMITED (Co. Regn. No. .03800008) of Lee Cottage, Beggar Hill, Ingatestone, Essex CM4 0PN and of 198 Moulsham Street, Chelmsford CM2 0LG.
- 2 (19.04.2002) The price stated to have been paid on 28 February 2002 was £245,000.
- 3 (08.06.2015) The proprietor's address for service has been changed.

C: Charges Register

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

- 1 (19.04.2002) A Transfer of the land in this title dated 28 February

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C: Charges Register continued

2002 made between (1) Nafield Properties Limited and (2) Ponsford Properties Limited contains restrictive covenants.

NOTE: Original filed.

- 2 (14.11.2005) The land is subject to the lease set out in the schedule of leases hereto.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	24.12.2008 1 (part of)	198 Moulsham Street	16.12.2008 125 years from and including 16.12.2008 to and including 15.12.2133	EX829088
2	22.01.2014 1 (part of)	198A Moulsham Street	15.01.2014 125 years from and including 29.9.2013 to and including 28.09.2138	EX900731
3	02.09.2015 1 (part of)	198C Moulsham Street (first floor flat)	18.08.2015 125 years from and including 29.9.2013 to and including 28.9.2138	EX925665
4	29.02.2016 1 (part of)	Flat 198b Moulsham Street	19.02.2016 125 years from 29.09.2013 to 28.09.2138	EX933795

End of register