

Title Number : SY544439

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.

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This extract shows information current on 8 AUG 2017 at 16:08:40 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	: SY544439
Address of Property	: 33-35 High Street, Leatherhead (KT22 8AB)
Price Stated	: £548,000
Registered Owner(s)	: COLEBREAM ESTATES LIMITED (Co. Regn. No. 0300930) of 95 Jermyn Street, London SW1Y 6JE.
Lender(s)	: None

## Title number SY544439

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 8 AUG 2017 at 16:08:40. 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 : MOLE VALLEY

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 33-35 High Street, Leatherhead (KT22 8AB).

### 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 (11.01.2006) PROPRIETOR: COLEBREAM ESTATES LIMITED (Co. Regn. No. 0300930) of 95 Jermyn Street, London SW1Y 6JE.
- 2 (11.01.2006) The price stated to have been paid on 8 November 2005 was £548,000.
- 3 (11.01.2006) 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.

### C: Charges Register

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

- 1 The deeds and documents, particulars of which are set out in the schedule of deeds and documents hereto, contain restrictive covenants relating to the parts of the land therein specified.

- 2 The land tinted blue on the filed plan is subject to the following rights reserved by a Conveyance thereof dated 14 January 1955 made between (1) Sydney Charles Bayley (Vendor) and (2) Freeman Hardy and Willis Limited:-

"Except and Reserved to the Vendor the free passage and running of water and soil coming from other buildings of the Vendor and his tenants by and through the channels and drains of the property hereby conveyed or any part thereof."

- 3 The land tinted pink and tinted blue on the filed plan is subject to the following rights reserved by a Transfer of the land in this title dated 18 September 1984 made between (1) Mole Valley District Council (Council) and (2) Wold Crest Limited:-

"(1) There shall be reserved unto the Council out of the land hereby transferred and hatched red on Plan 1 attached hereto for the benefit of the land retained by the Council and edged red on Plan 2 attached hereto (hereinafter called "the retained land")

(a) The right to pass and repass on foot only over such route as the

## C: Charges Register continued

Company shall within 21 years of the date hereof reasonably determine out of a minimum width throughout of 1 metre for the purpose of gaining access to all parts of the retained land to the north of the land hatched red on Plan 1 attached hereto from Leatherhead High Street

(b) The right from time to time to use the part of the land edged red on Plan 1 attached hereto measuring in depth two metres and situate alongside the retained land to the north and east of the land transferred for the purpose of erecting scaffolding and maintaining repairing and renewing the buildings and stairways now or hereafter erected on the retained land adjoining the same."

NOTE: The land edged red on Plan No 1 is the land tinted pink and tinted blue on the filed plan. The land edged red on Plan No 2 adjoins the northern and western boundaries of the land in this title. The land hatched red on the Plan No1 is tinted pink on the filed plan.

- 4 (11.05.2017) 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.

## Schedule of deeds imposing restrictive covenants

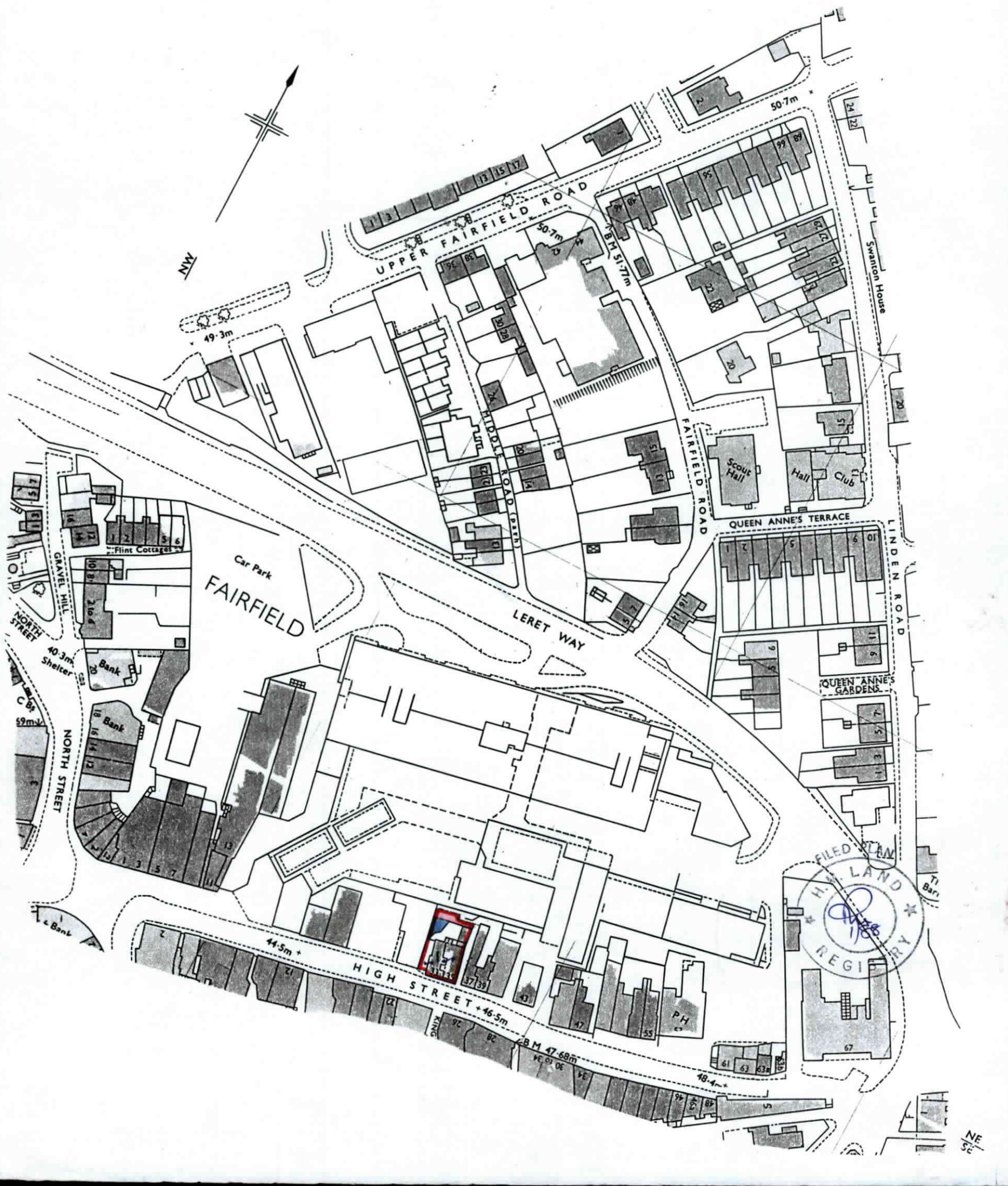
- 1 Plan reference: blue  
Nature of deed: Conveyance  
Date of deed : 7 May 1884  
Parties : (1) Andrew Young  
(2) Williamina Craighead Moore  
Remarks : Original filed under P10101 (SY)
- 2 Plan reference: blue  
Nature of deed: Conveyance  
Date of deed : 9 January 1925  
Parties : (1) William John Hodges and Robert Edward Neale  
(2) Mellersh and Neale Limited  
(3) James Evans Grimditch and Walter Webb  
Remarks : Copy filed under P10101(SY)
- 3 Plan reference: pink  
Nature of deed: Conveyance  
Date of deed : 3 May 1935  
Parties : (1) Hardy & Son (Footfitters) Limited  
(2) Sydney Charles Bayley  
Remarks : Copy covenants filed under SY450693
- 4 Plan reference: blue  
Nature of deed: Conveyance  
Date of deed : 3 May 1935  
Parties : (1) Hardy & Son (Footfitters) Limited  
(2) Sydney Charles Bayley  
Remarks : Particulars of covenants filed under SY45693
- 5 Plan reference: blue  
Nature of deed: Conveyance  
Date of deed : 14 January 1955  
Parties : (1) Sydney Charles Bayley  
(2) Freeman Hardy and Willis  
Remarks : Copy covenants filed under SY450693

## Schedule of notices of leases

- |   |            |                                 |  |
|---|------------|---------------------------------|--|
| 1 | 11.05.2017 | Ground Floor, 33-35 High Street | 09.05.2017<br>from 9.5.2017<br>to 8.5.2022 |
|---|------------|---------------------------------|--|

End of register

H.M. LAND REGISTRY		TITLE NUMBER	
		SY544439	
ORDNANCE SURVEY PLAN REFERENCE	TQ 1656	SECTION E	Scale 1/1250
COUNTY SURREY	DISTRICT MOLE VALLEY		© Crown copyright 1984



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