

Title Number : NK281737

This title is dealt with by Land Registry, Kingston upon Hull 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 suffers loss by reason of a mistake in an official copy.

This extract shows information current on 14 DEC 2010 at 17:27:15 and so does not take account of any application made after that time even if pending in the Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: NK281737
Address of Property	: land on the North side of Brick Kiln Road, land on the North side of Bungay Road, land on the North side of Yarmouth Road and land on the East and West sides of Mill Lane, Ellingham
Price Stated	: Not Available
Registered Owner(s)	: HENRY MARTIN LOCKHART SMITH and MARGARET LOUISE SMITH of The Granary, Hall Road, Ellingham, Bungay, Norfolk NR35 2EN  HENRY VAUGHAN LOCKHART SMITH of 7 Southwick Mews, London W2 1JG.
Lender(s)	: Barclays Bank PLC

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 14 DEC 2010 at 17:27:15. This copy does not take account of any application made after that time even if still pending in the 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.

NORFOLK : SOUTH NORFOLK

- 1 The Freehold land shown edged with red on the plan of the above title filed at the Registry and being land on the North side of Brick Kiln Road, land on the North side of Bungay Road, land on the North side of Yarmouth Road and land on the East and West sides of Mill Lane, Ellingham.
- 2 The land tinted yellow on the title plan has the benefit of the following rights granted by but is subject to the following rights reserved by a Conveyance thereof dated 30 November 1989 made between (1) Peter Monckton Lockhart Smith (Vendor) and (2) Henry Martin Lockhart Smith (Purchaser) :-

"TOGETHER WITH such rights of drainage now enjoyed by the land hereby conveyed over the Vendor's adjoining retained land ..... EXCEPTING AND RESERVING unto the Vendor and the Retained Land such rights of drainage now enjoyed as may affect the land hereby conveyed THE PROPERTY is sold subject to and with the benefit of ..... all rights including rights of way whether public or private light support drainage water and electricity supplies and other rights and obligations easements quasi-easements (including any such as may be enjoyed over land retained by the Vendor which adjoins the property hereby conveyed) latent liabilities restrictive and positive covenants and all proposed wayleaves for masts pylons stays cables drains and water gas and other pipes whether specifically disclosed or not"

NOTE: The retained land referred to is tinted blue on the title plan.

- 3 By a Deed dated 11 October 2007 made between (1) Colonel Henry Martin Lockhart Smith and (2) Colonel Henry Martin Lockhart Smith, Margaret Louise Smith and Henry Vaughan Lockhart Smith the title plan has been amended to include additional land.

NOTE:-Copy filed.

## 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 PROPRIETOR: HENRY MARTIN LOCKHART SMITH and MARGARET LOUISE SMITH of The Granary, Hall Road, Ellingham, Bungay, Norfolk NR35 2EN and HENRY VAUGHAN LOCKHART SMITH of 7 Southwick Mews, London W2 1JG.
- 2 RESTRICTION: No disposition by a sole proprietor of the land (not being a trust corporation) under which capital money arises is to be registered except under an order of the registrar or of the Court.

## C: Charges Register

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

- 1 The land is subject to the rights granted by a Deed dated 18 November 1970 made between (1) Henry Brockton Lockhart Smith and (2) Eastern Gas Board.

The said Deed also contains restrictive covenants by the grantor.

*NOTE: Copy filed.*

- 2 The land is subject to the following rights reserved by a Deed dated 30 April 1997 made between (1) Henry Martin Lockhart Smith (Martin) and (2) Henry Martin Lockhart Smith and others :-

"EXCEPTING AND RESERVING for the benefit of the land retained by Martin ("the Retained Land") as the same is edged blue on the plan annexed hereto the exceptions and reservations set out in Part II of the Fourth Schedule

### THE FOURTH SCHEDULE

#### Part II

All necessary rights of way support and drainage together with all necessary rights to enter onto the Property for the purpose of exercising such rights and carrying out repairs thereto subject to making good any damage caused in the exercise of such rights all of which such rights are reasonably necessary for the proper use of the Retained Land including without prejudice to the generality of the foregoing a right for Martin and his successors in title the owners and occupiers licencees servants and agents to pass and repass over the roadway coloured red on the plan annexed hereto with or without vehicles at all times and for all purposes in connection with the use and enjoyment of the Retained Land"

NOTE 1: The Property referred to is edged green on the plan to the Deed.

*NOTE 2: Copy plan filed.*

- 3 REGISTERED CHARGE dated 2 October 2007.
- 4 Proprietor: BARCLAYS BANK PLC (Co. Regn. No. 1026167) of UK Banking Service Centre, PO Box 299, Birmingham B1 3PF.

End of register