



H.M. LAND
REGISTRY



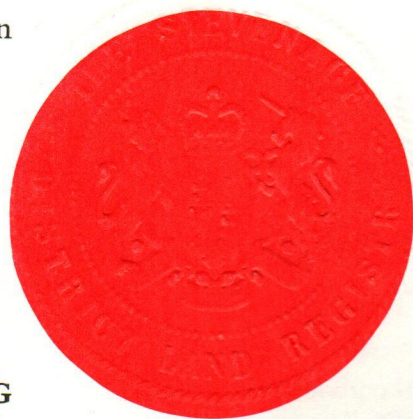
LAND
REGISTRATION
ACTS
1925 to 1971

LAND CERTIFICATE

THIS IS TO CERTIFY THAT THE land described in the office copy of the register and shown on the official plan within is registered at H.M. Land Registry under the Title number endorsed hereon.

Under section 68 of the Land Registration Act, 1925, this certificate shall be admissible as evidence of the matters contained herein and under section 64 of the said Act must be produced to the Chief Land Registrar on every entry in the register of a disposition by the registered proprietor of the land and on every transmission thereof.

Under rule 264 of the Land Registration Rules, 1925, the said office copy of the register is for the purposes of section 68 of the said Act deemed to be contained in this certificate.



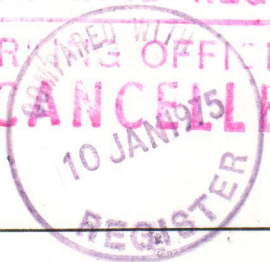
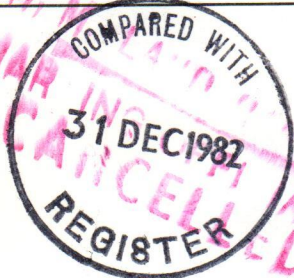
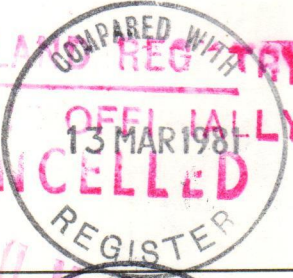
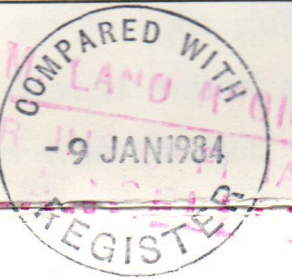
WARNING

1. No endorsement, note, notice or entry made in this certificate other than those officially made at H.M. Land Registry shall have any operation.
2. All persons are cautioned against altering, adding to or otherwise tampering with this certificate or any document annexed thereto.

The most recent date entered below is the latest one on which this land certificate was made to agree with the register.

A land certificate may be sent at any time to the appropriate district land registry to be brought up to date in any respect that may be necessary. This official service is provided free of charge and is usually completed within a day or two of the receipt of the certificate. By this means, a registered proprietor is provided with conclusive evidence of the current state of the register.

Dates when this land certificate was made to correspond with the register.

GENERAL INFORMATION

OFFICE COPIES OF THE REGISTER

A registered proprietor may obtain from the appropriate district land registry an office copy of his registered title by applying on printed form A44 and paying the prescribed fees according to the scale for the various items set out on that form. Form A44 (like all printed Land Registry forms) may be purchased from any branch of H.M. Stationery Office or through a law bookseller or stationer. Armed with the written authority of the registered proprietor, any other person may likewise obtain an office copy of the register. Office copies are usually prepared and despatched within two days of the receipt of the application.

SEARCHES OF THE REGISTER

An intending purchaser, lessee or mortgagee who holds the written authority of the registered proprietor to inspect the register may apply to the appropriate district land registry for an official search to ascertain whether any entries have been made in the register since the date of issue of the office copy or, alternatively, the date on which the land certificate was last made to correspond with the register. The issue of the official certificate in form 94D of the result of search will automatically confer upon the purchaser, lessee or mortgagee priority for a full period of fifteen working days for the registration of the disposition. If the sale or other disposition is of the whole of the land in the title, application should be made in printed form 94A but, if it affects only a part of the land, printed form 94B is appropriate. The official certificate in form 94D will be issued in most cases by return of post and no charge is made for this service.

The above is a general outline of the procedure for obtaining an official certificate of search as laid down by the Land Registration (Official Searches) Rules 1969. The effect of these Rules is explained in Practice leaflet No. 2 which is obtainable free of charge from any district land registry. This deals with the procedures of searching in much greater detail than can be given here and shows how, in stated circumstances, the period of priority can be extended for a further fourteen working days. It also explains how an application for official search can be made by a person who is not a purchaser, lessee or mortgagee and how solicitors can make official searches by telephone or teleprinter. Before applying for official searches, applicants are strongly recommended to refer to the Land Registration (Official Searches) Rules 1969 or to Practice leaflet No. 2.

INSPECTION OF THE LAND

Intending purchasers should inspect the land for the purpose of ascertaining its precise boundaries and discovering whether there are any rights of way, light, drainage or other overriding interests to which it is subject (see the inside back page of this cover sheet). Enquiries should also be addressed to any persons in occupation of the land or buildings thereon as to their rights of occupation and to whom rent (if any) is paid.

ADDRESS FOR SERVICE

The address of any person as entered in the register shall, unless he otherwise directs, be his address for service (Land Registration Rules, 1925, rule 315). Registered proprietors should notify the Chief Land Registrar at the appropriate district land registry of any change of address and forward the land certificate for amendment. No fee is charged for making the alteration.

H.M. LAND REGISTRY

Edition 2
opened
10.9.1968.



TITLE NUMBER BM26139
This register consists of 8 pages



A. PROPERTY REGISTER

containing the description of the registered land and the estate comprised in the Title

ADMINISTRATIVE AREA
(County, County Borough, etc.)

PARISH OR PLACE

BUCKINGHAMSHIRE

TAPLOW

The Freehold land shown and edged with red on the plan of the above Title filed at the Registry, registered on 21 December 1964 known as Cedar Chase Estate, Rectory Road.

NOTE 1:-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. (29.10.1982.)

NOTE 2:-The parts edged and numbered in green on the filed plan abut on external walls and buildings erected on adjoining land rights of entry in respect of inspecting cleansing maintaining repairing and renewing the walls are reserved thereover. (29.10.1982.)

B. PROPRIETORSHIP REGISTER

stating nature of the Title, name, address and description of the proprietor of the land and any entries affecting the right of disposal thereof

TITLE ABSOLUTE

Entry number	Proprietor, etc.	Application number and remarks
1.	S. R. L. INVESTMENTS LIMITED of 17/18, Dryden Court, Parkleys, Ham Common, Richmond, Surrey, registered on 15 September 1965.	
2.	RESTRICTION-Except under an order of the registrar no charge by the proprietor of the land is to be registered unless a certificate signed by the secretary, the solicitor or a director thereof has been furnished that such charge does not contravene any of the provisions of the Memorandum or Articles of Association of the said proprietor.	
3.	CEDAR CHASE RESIDENTS SOCIETY LIMITED of 44-46 High Street, Camberley, Surrey, GU15 3RS, registered on 17 September 1982.	
4.	RESTRICTION-Except under an order of the registrar no charge by the proprietor of the land is to be registered unless a certificate signed by the secretary, the solicitor or a director thereof has been furnished that such charge does not contravene any of the provisions of the rules of the said proprietor.	

Margin

Binding

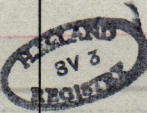
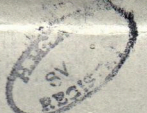
Dmd. 562294 95000 3/68 W. G. & F. M. Ltd.

C. CHARGES REGISTER

containing charges, incumbrances, etc., adversely affecting the land and registered dealings therewith

TITLE NUMBER BM26139

H.M. LAND
SV 15
REGISTRY

Entry number	The date at the beginning of each entry is the date on which the entry was made on this edition of the register.	Application number and remarks
1.	10 September 1968-The land is subject to rights of way and rights relating to electricity cables and appliances granted by the lease of the part numbered 1 on the filed plan.	
2.	10 September 1968-The land is subject to such rights of user, and way, rights of support user of pipes wires and other apparatus and other rights as are granted by the leases specified in the schedule of leases annexed.	
3.	10 September 1968-CHARGE dated 23 August 1968 registered on 10 September 1968 to secure the moneys therein mentioned. PROPRIETOR-THE ROYAL LONDON MUTUAL INSURANCE SOCIETY LIMITED of Royal London House, Finsbury Square, London, E.C.2, registered on 10 September 1968.	
5.	9 September 1981-Notice of deposit of land certificate with National Westminster Bank Limited of 21 Lombard Street, London, EC3P 3AR registered on 9 September 1981.	
6.	29 October 1982-The land is subject to rights of drainage and rights in respect of water gas and electricity supply and telephone and television services.	
7.	29 October 1982-The parts of the land affected thereby which adjoin the parts edged and numbered in green on the filed plan are subject to rights of entry for the purpose of inspecting cleansing maintaining repairing and renewing the walls of buildings erected on or near the boundaries of the parts so edged and numbered and to rights of support for such buildings.	
8.	27 May 1983-The garage courtyards, roads and driveways included in the title are subject to rights of way and the footpaths running into Cedar Chase are subject to rights of way on foot only.	

Binding Margin

C. CHARGES REGISTER

TITLE NUMBER BM26139

SCHEDULE OF NOTICES OF LEASES

DATE AND APPLICATION NUMBER	No. on Plan	DESCRIPTION	DATE OF LEASE	TERM		RENT £ s. d.	LESSEE'S TITLE
				YEARS	FROM		
10.9.1968. <i>29/10/82</i>	9	1, Cedar Chase	15.9.1966.	99 (less 3 days)	29.9.1964.	36. 0. 0. rising to £72	BM31178
	10	Garage 1	15.9.1966	99 (less 3 days)	29.9.1964.	2. 0. 0.	BM31179
	41	2, Cedar Chase	8.4.1968.	99 (less 3 days)	29.9.1964.	36. 0. 0. rising to £72	BM35212
<i>16/12/82</i> <i>29/10/82</i>	42	Garage 2	8.4.1968.	99 (less 3 days)	29.9.1964.	2. 0. 0.	BM35213
	29	3, Cedar Chase	12.1.1967.	99 (less 3 days)	29.9.1964.	36. 0. 0. rising to £72	BM32124
<i>29/10/82</i>	30	Garage 3	12.1.1967.	99 (less 3 days)	29.9.1964.	2. 0. 0.	BM32124
<i>29/10/82</i>	27	4, Cedar Chase	8.12.1966.	99 (Less 3 days)	29.9.1964	36. 0. 0. rising to £72	BM31957
	28	Garage 4	8.12.1966.	99 (less 3 days)	29.9.1964.	2. 0. 0.	BM31957
<i>29/10/82</i>	35	5, Cedar Chase	9.5.1967.	99 (less 3 days)	29.9.1964.	36. 0. 0. rising to £72	BM32877
	36	Garage 5	9.5.1967.	99 (less 3 days)	29.9.1964.	2. 0. 0.	BM32878
<i>29/10/82</i>	19	6, Cedar Chase	14.11.1966.	99 (less 3 days)	29.9.1964.	36. 0. 0. rising to £72	BM31573

Binding Margin

Wt. 45297-225 3500 1/65 W. G. & F. M. Ltd.

C. CHARGES REGISTER

TITLE NUMBER BM26139

SCHEDULE OF NOTICES OF LEASES

DATE AND APPLICATION NUMBER	No. on Plan	DESCRIPTION	DATE OF LEASE	TERM		RENT £ s. d.	LESSEE'S TITLE
				YEARS	FROM		
29/06/82	20	Garage 6	14.11.1966.	99 (less 3 days)	29.9.1964.	2. 0. 0.	BM31573
29/06/82	8	7, Cedar Chase	26.8.1966.	99 (less 3 days)	29.9.1964.	36. 0. 0. rising to £72	BM30924
29/06/82	7	Garage 7	26.8.1966.	99 (less 3 days)	29.9.1964.	2. 0. 0.	BM30924
29/06/82	23	8, Cedar Chase	29.11.1966.	99 (less 3 days)	29.9.1964.	36. 0. 0. rising to £72	BM31643
29/06/82	24	Garage 8	29.11.1966.	99 (less 3 days)	29.9.1964.	2. 0. 0.	BM31644
29/06/82	37	9 Cedar Chase	24.5.1967.	99 (less 3 days)	29.9.1964.	36. 0. 0. rising to £72	BM32917
29/06/82	38	Garage 9	24.5.1967.	99 (less 3 days)	29.9.1964.	2. 0. 0.	BM32918
29/06/82	17	10 Cedar Chase	9.8.1966.	99 (less 3 days)	29.9.1964.	36. 0. 0. rising to £72	BM31544
29/06/82	18	Garage 10	9.8.1966.	99 (less 3 days)	29.9.1964.	2. 0. 0.	BM31544
29/06/82	2	11 Cedar Chase	23.6.1966.	99 (less 3 days)	29.9.1964.	36. 0. 0. rising to £72	BM30358
29/06/82	3	Garage 11	23.6.1966.	99 (less 3 days)	29.9.1964.	2. 0. 0.	BM30358

Binding Margin

Any entries struck through in red are no longer subsisting

C. CHARGES REGISTER

TITLE NUMBER BM26139

SCHEDULE OF NOTICES OF LEASES

DATE AND APPLICATION NUMBER	No. on Plan	DESCRIPTION	DATE OF LEASE	TERM		RENT £ s. d.	LESSEE'S TITLE
				YEARS	FROM		
	32	12 Cedar Chase	9.3.1967.	99 (less 3 days)	29.9.1964.	36. 0. 0. rising to £72	BM32624
	33	Garage 12	9.3.1967.	99 (less 3 days)	29.9.1964.	2. 0. 0.	BM32624
	11	14 Cedar Chase	6.10.1966.	99 (less 3 days)	29.9.1964.	36. 0. 0. rising to £72	BM31234
	12	Garage 14	6.10.1966.	99 (less 3 days)	29.9.1964.	2. 0. 0.	BM31235
	22	15 Cedar Chase	28.10.1966.	99 (less 3 days)	29.9.1964.	36. 0. 0. rising to £72	BM31607
	21	Garage 15	28.10.1966.	99 (less 3 days)	29.9.1964.	2. 0. 0.	BM31606
	14	16 Cedar Chase	14.11.1966.	99 (less 3 days)	29.9.1964.	36. 0. 0. rising to £72	BM31483
	15	Garage 16	14.11.1966.	99 (less 3 days)	29.9.1964.	2. 0. 0.	BM31483
	5	17 Cedar Chase	26.8.1966.	99 (less 3 days)	29.9.1964.	36. 0. 0. rising to £72	BM30925
	6	Garage 17	26.8.1966.	99 (less 3 days)	29.9.1964.	2. 0. 0.	BM30925
	26	18 Cedar Chase	30.12.1966.	99 (less 3 days)	29.9.1964.	36. 0. 0. rising to £72	BM31835

Binding Margin

Wt. 45297-225 3500 1/65 W. G. & F. M. Ltd.

C. CHARGES REGISTER

TITLE NUMBER BM26139

SCHEDULE OF NOTICES OF LEASES

DATE AND APPLICATION NUMBER	No. on Plan	DESCRIPTION	DATE OF LEASE	TERM		RENT £ s. d.	LESSEE'S TITLE
				YEARS	FROM		
	26	Garage 18	30.12.1966.	99 (less 3 days)	29.9.1964.	2. 0. 0.	BM31835
	34	19 Cedar Chase	18.4.1967.	99 (less 3 days)	29.9.1964.	36. 0. 0. rising to £72	BM32868
	34	Garage 19	18.4.1967.	99 (less 3 days)	29.9.1964.	2. 0. 0.	BM32868
	39	20 Cedar Chase	6.7.1967.	99 (less 3 days)	29.9.1964.	36. 0. 0. rising to £72	BM33297
	39	Garage 20	6.7.1967.	99 (less 3 days)	29.9.1964.	2. 0. 0.	BM33297
	40	21 Cedar Chase	28.9.1967.	99 (less 3 days)	29.9.1964.	36. 0. 0. rising to £72	BM34090
	40	Garage 21	28.9.1967.	99 (less 3 days)	29.9.1964.	2. 0. 0.	BM34090
	31	22 Cedar Chase	17.3.1967.	99 (less 3 days)	29.9.1964.	36. 0. 0. rising to £72	BM32514
	31	Garage 22	17.3.1967.	99 (Less 3 days)	29.9.1964.	2. 0. 0.	BM32514
	25	23 Cedar Chase	15.12.1966.	99 (less 3 days)	29.9.1964.	36. 0. 0. rising to £72	BM31762
	25	Garage 23	15.12.1966.	99 (less 3 days)	29.9.1964.	2. 0. 0.	BM31762

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C. CHARGES REGISTER

TITLE NUMBER BM26139

SCHEDULE OF NOTICES OF LEASES

DATE AND APPLICATION NUMBER	No. on Plan	DESCRIPTION	DATE OF LEASE	TERM		RENT £ s. d.	LESSEE'S TITLE
				YEARS	FROM		
27/5/83 SV 15 REGISTERED	16	24 Cedar Chase	27.10.1966.	99 (less 3 days)	29.9.1964.	36. 0. 0. rising to £72	BM31535
	16	Garage 24	27.10.1966.	99 (less 3 days)	29.9.1964.	2. 0. 0.	BM31535
	4	25 Cedar Chase	31.8.1966.	99 (less 3 days)	29.9.1964.	36. 0. 0. rising to £72	BM30823
	13	Garage 25	31.8.1966.	99 (less 3 days)	29.9.1964.	2. 0. 0.	BM30823
24/6/82 SV REGISTERED	1	Electricity Sub-Station	27.10.1965.	99 (less 1 day)	29.9.1964.	20. 0. 0.	BM28438

Binding Margin

TITLE NUMBER BM26139

SCHEDULE OF NOTICES OF LEASES

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H. M. LAND REGISTRY

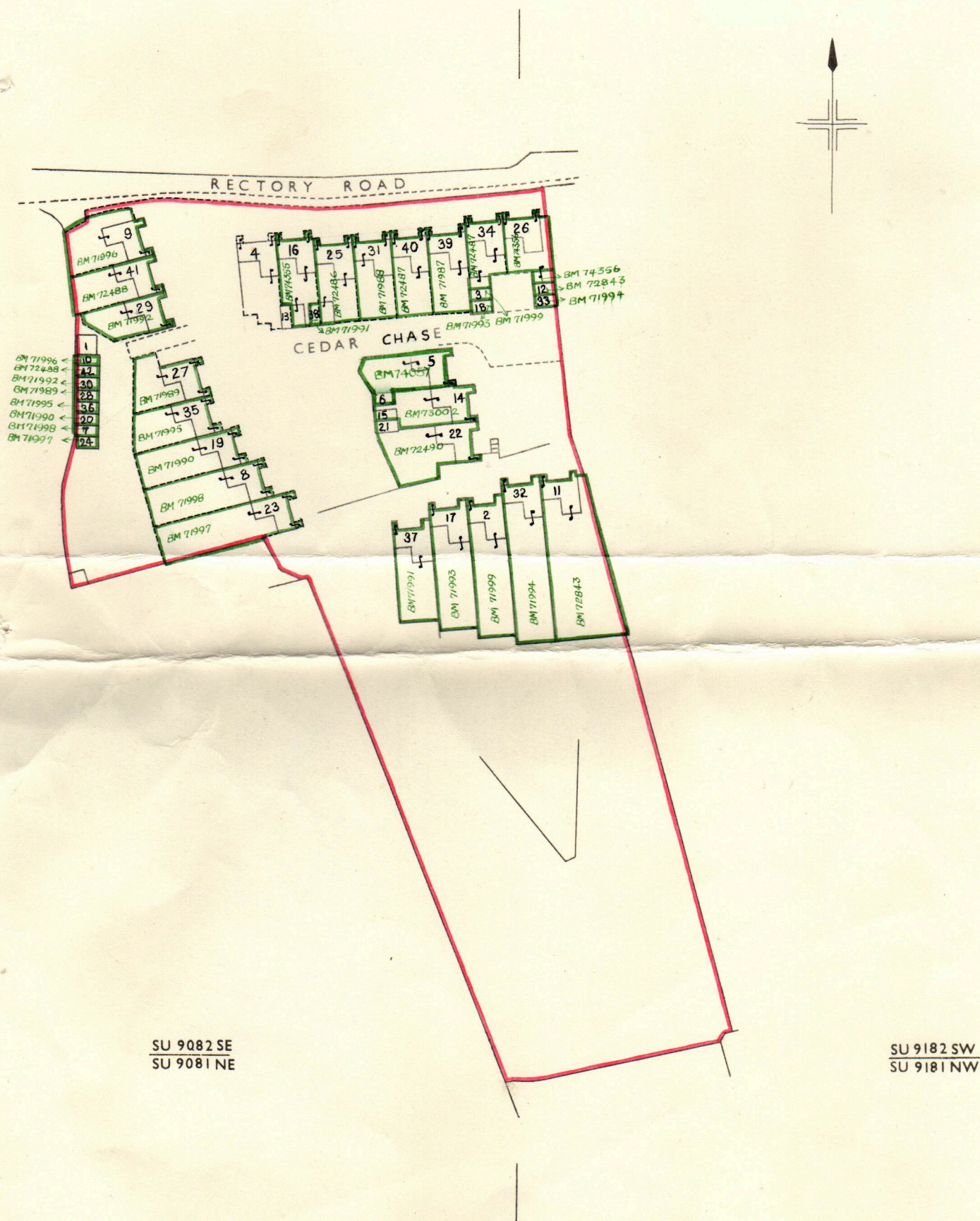
NATIONAL GRID PLAN BUCKINGHAMSHIRE

SU 9082

SECTION J

Scale 1/1250

TAPLOW PARISH



SU 9082 SE
SU 9081 NE

SU 9182 SW
SU 9181 NW



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General of the Ordnance Survey,
Chessington, Surrey. 1966 for HMLR
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TITLE No. BM 26139

GENERAL INFORMATION (continued)

APPURTENANT RIGHTS AND PRIVILEGES

Under rule 251 of the Land Registration Rules, 1925, the registration of a person as proprietor of land vests in him together with the land, all buildings, erections, fixtures, commons, hedges, ditches, fences, ways, waters, water courses, liberties, privileges, easements rights and advantages whatsoever, appertaining or reputed to appertain to the land, or any part thereof, or at the time of registration demised, occupied, or enjoyed therewith or reputed or known as part or parcel of or appurtenant to the land or any part thereof.

POSITIVE COVENANTS

The obligation to perform positive covenants (e.g., covenants to erect and maintain fences, to repair roads or to indemnify a predecessor in title in respect of the observance and performance of existing covenants) is not a burden on the land. Consequently such covenants are not entered as incumbrances in the charges register. On a sale of registered land, as on a sale of unregistered land, the vendor will want to satisfy himself as to whether or not he has entered into any positive covenants so that he may, when requisite, take an indemnity covenant from the purchaser.

Examination of the land certificate will reveal positive covenants when they are intermixed with restrictive covenants set out therein or contained in any deed or document a copy of which is included in the certificate. In addition, since 1952, positive covenants contained in transfers of registered land have been noted in the proprietorship register. This procedure was adopted to overcome the difficulty that, since transfers are filed in H.M. Land Registry after registration, the existence of positive covenants contained therein might otherwise be overlooked. No such note is made in respect of positive covenants entered into prior to the date of first registration of the land because the deeds or copies of them are in the hands of the registered proprietor (or his mortgagee) and are thus available to him for inspection.

BOUNDARIES OF REGISTERED LAND

Rule 278 of the Land Registration Rules, 1925, provides as follows:

1. Except in cases in which it is noted in the property register that the boundaries have been fixed, the filed plan or general map shall be deemed to indicate the general boundaries only.
2. In such cases the exact line of the boundary will be left undetermined—as, for instance, whether it includes a hedge or wall and ditch, or runs along the centre of a wall or fence, or its inner or outer face, or how far it runs within or beyond it; or whether or not the land registered includes the whole or any portion of an adjoining road or stream.

To ascertain the exact boundaries of land registered with general boundaries, the land should, therefore, be inspected and such inquiries as to, and perambulation of, boundaries made as may be necessary.

OVERRIDING INTERESTS

The Register kept by H.M. Land Registry under the Land Registration Acts, 1925 to 1971, is guaranteed by the State and takes the place of the title deeds necessary in the case of unregistered land. It does not normally, therefore, show matters which are not usually disclosed in an abstract of title.

In addition to the charges and other matters set out in the Charges Register, registered land may (like unregistered land) be subject to:

1. Such rights as may be ascertained by
 - (a) inspection of the land; e.g., rights of way, light, drainage and other easements;
 - (b) enquiry of the occupier; e.g., leases not exceeding 21 years granted at a rent without taking a fine.
2. Liabilities arising under Acts of Parliament
 - (a) affecting land generally; e.g., redemption annuities and other rates and taxes of a general character;
 - (b) affecting land in a particular district; e.g., in London the Metropolis Management Act, the Building Acts, the Public Health Acts, &c;
 - (c) the possibility of compulsory acquisition or requisition whether permanently or for a limited period, by a Government Department or a local authority; e.g., under the Town and Country Planning Acts, the Agriculture Act, 1947, &c.
3. Local land charges, i.e., charges in favour of a local authority under an Act of Parliament and registered, under the Land Charges Act, 1925, in the local registers kept by such local authority.

The list of overriding interests to which registered land may be subject contained in section 70 of the Land Registration Act, 1925, is as follows:

(1) All registered land shall, unless under the provisions of this Act the contrary is expressed on the register, be deemed to be subject to such of the following overriding interests as may be for the time being subsisting in reference thereto, and such interests shall not be treated as incumbrances within the meaning of this Act, (that is to say):

- (a) Rights of common, drainage rights, customary rights (until extinguished), public rights, profits à prendre, rights of sheepwalk, rights of way, watercourses, rights of water, and other easements not being equitable easements required to be protected by notice on the register;
- (b) Liability to repair highways by reason of tenure, quit rents, crown rents, heriots, and other rents and charges (until extinguished) having their origin in tenure;
- (c) Liability to repair the chancel of any church;
- (d) Liability in respect of embankments, and seas and river walls;
- (e) Land tax, payments in lieu of tithe, and charges or annuities payable for the redemption of tithe rentcharges;
- (f) Subject to the provisions of this Act, rights acquired or in course of being acquired under the Limitation Acts;
- (g) The rights of every person in actual occupation of the land or in receipt of the rents and profits thereof, save where enquiry is made of such person and the rights are not disclosed;
- (h) In the case of a possessory, qualified, or good leasehold title, all estates, rights, interests, and powers excepted from the effect of registration;
- (i) Rights under local land charges unless and until registered or protected on the register in the prescribed manner;
- (j) Rights of fishing and sporting, seigniorial and manorial rights of all descriptions (until extinguished), and franchises;
- (k) Leases for any term or interest not exceeding twenty-one years, granted at a rent without taking a fine;
- (l) In respect of land registered before the commencement of this Act, rights to mines and minerals, and rights of entry, search, and user, and

other rights and reservations incidental to or required for the purpose of giving full effect to the enjoyment of rights to mines and minerals or of property in mines or minerals, being rights which, where the title was first registered before the first day of January, eighteen hundred and ninety-eight, were created before that date, and where the title was first registered after the thirty-first day of December, eighteen hundred and ninety-seven, were created before the date of first registration; Provided that, where it is proved to the satisfaction of the registrar that any land registered or about to be registered is exempt from land tax, or tithe rentcharge or payments in lieu of tithe, or from charges or annuities payable for the redemption of tithe rentcharge, the registrar may notify the fact on the register in the prescribed manner.

(2) Where, at the time of first registration any easement, right, privilege, or benefit created by an instrument and appearing on the title adversely affects the land, the registrar shall enter a note thereof on the register.

(3) Where the existence of any overriding interest mentioned in this section is proved to the satisfaction of the registrar or admitted, he may (subject to any prescribed exceptions) enter notice of the same or of a claim thereto on the register, but no claim to an easement, right, or privilege not created by an instrument shall be noted against the title to the servient land if the proprietor of such land (after the prescribed notice is given to him) shows sufficient cause to the contrary.

The following overriding interests have been added to the list:

- (1) Adverse rights, privileges and appurtenances appertaining to other land or reputed to do so (Land Registration Rules, 1925, rule 258).
- (2) Redemption annuities charged on land out of which extinguished tithe rentcharge formerly issued (Tithe Act, 1936, section 13(1)).
- (3) All rights and title conferred on the National Coal Board (Coal Act, 1938, section 41; Coal Industry Nationalisation Act, 1946, section 5).
- (4) Tenancies continued by section 2(4) of the Leasehold Property (Temporary Provisions) Act, 1951, as extended by the Landlord and Tenant Act, 1954.

LAND REGISTRATION ACTS
1925 to 1971

LAND CERTIFICATE

Title number: [REDACTED]
BM26139



NOTE: So that this certificate may readily open bookwise, it should not be further folded