

Title Number : NT330723

This title is dealt with by HM Land Registry, Nottingham 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 22 MAR 2018 at 15:29:18 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	: NT330723
Address of Property	: land at Randall Way, Retford
Price Stated	: £1 plus VAT
Registered Owner(s)	: IRAF SPYDER 1 LIMITED (incorporated in Guernsey) of Regency Court, Gategny Esplanade, St Peter Port, Guernsey, GY1 1WW and care of Osborne Clarke (ref Mr Ian Wilkinson), 2 Temple Back East, Bristol BS1 6EG.
Lender(s)	: None

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This is a copy of the register of the title number set out immediately below, showing the entries in the register on 22 MAR 2018 at 15:29:18. 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.

NOTTINGHAMSHIRE : BASSETLAW

- 1 (14.08.1998) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land at Randall Way, Retford.
- 2 (14.08.1998) The land has the benefit of the rights granted but is subject to the exceptions and reservations contained in the Transfer dated 10 July 1998 referred to in the Charges Register.
- 3 (14.08.1998) The Transfer dated 10 July 1998 referred to above contains a provision as to light or air.
- 4 (03.12.2001) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 5 (03.12.2001) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and numbered NT366089 in green on the filed plan dated 23 November 2001 made between (1) East Midlands Development Agency and (2) RCS PLC.

NOTE: Copy filed under NT366089.

- 6 (03.12.2001) The Transfer dated 23 November 2001 referred to in the Charges Register contains provisions as to light or air and boundary structures.
- 7 (14.01.2005) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and numbered NT404015 in green on the title plan dated 23 December 2004 made between (1) East Midlands Development Agency and (2) Grainger Electrical Services (UK) Limited.

NOTE: Copy filed under NT404015.

- 8 (17.01.2005) The land has the benefit of the rights reserved but is subject to the rights granted by a Transfer of the land edged and numbered NT404038 in green and other land dated 5 January 2005 made between (1) East Midlands Development Agency and (2) Snap PLC.

NOTE: Copy filed under NT404038.

- 9 (17.01.2005) The Transfer dated 5 January 2005 referred to above contains a provision as to boundary structures.
- 10 (16.03.2007) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and numbered NT430830 in green dated 13 February 2007 made between (1) East Midlands Development Agency and (2) Grainger Electrical Services (UK) Limited.

NOTE: Copy filed under NT430830.

- 11 (16.03.2007) The Transfer dated 13 February 2007 referred to above contains a provision as to boundary structures.
- 12 (28.10.2016) The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered NT525092 in green on the title plan dated 27 September 2016 made between (1) Homes and

A: Property Register continued

Communities Agency and (2) Grainger Electrical Services (UK) Ltd but is subject to any rights that are granted by the said deed and affect the registered land.

NOTE: Copy filed under NT525092.

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 (12.07.2017) PROPRIETOR: IRAF SPYDER 1 LIMITED (incorporated in Guernsey) of Regency Court, Gategny Esplanade, St Peter Port, Guernsey, GY1 1WW and care of Osborne Clarke (ref Mr Ian Wilkinson), 2 Temple Back East, Bristol BS1 6EG.
- 2 (12.07.2017) The price stated to have been paid on 29 March 2017 was £1 plus VAT.
- 3 (12.07.2017) 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 (14.08.1998) The land is subject to the rights granted by a Deed dated 1 February 1974 made between (1) The Master Governor, Brethren of the Hospital of the Holy and Undivided Trinity of West Retford in the County of Nottingham and (2) British Gas Corporation.

The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed.
- 2 (14.08.1998) The land is subject to the rights granted by a Deed dated 12 June 1998 made between (1) Bassetlaw District Council and (2) Severn Trent Water Limited.

The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed.
- 3 (14.08.1998) A Transfer of the land in this title and other land dated 10 July 1998 made between (1) Bassetlaw District Council (2) The Master Governor, Brethren of the Hospital of the Holy and Undivided Trinity of West Retford and (3) The Urban Regeneration Agency contains restrictive covenants.

NOTE: Copy filed.
- 4 (25.01.2000) An Agreement dated 12 January 2000 made between (1) The Nottinghamshire County Council and (2) East Midlands Development Agency relates to the construction maintenance and adoption of an estate road. The said Deed also contains restrictive conditions.

NOTE: Copy filed.
- 5 (20.04.2004) By a Deed of Confirmation dated dated 5 April 2004 made between (1) East Midland Development Agency and (2) The Master Governor and Brethren of the Hospital of the Holy and Undivided Trinity of West Retford the Transfer dated 10 July 1998 referred to above was varied as therein mentioned.

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C: Charges Register continued

NOTE: Copy filed under NT394802.

- 6 (13.02.2009) By a Deed dated 12 February 2009 made between (1) The Nottinghamshire County Council and (2) East Midlands Development Agency the terms of the agreement dated 12 January 2000 referred to above were varied as therein mentioned.

NOTE: Copy filed.

- 7 (10.11.2017) By a Deed dated 7 January 2005 made between (1) Transco PLC and (2) Grainger Electrical Services (UK) Limited the terms of a deed dated 1 February 1974 referred to above were varied.

NOTE: Copy Deed filed.

End of register