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Applications are pending in HM Land Registry, which have not been completed against this title.



# Official copy of register of title

Title number LT331462

Edition date 11.08.2022

- This official copy shows the entries on the register of title on 17 OCT 2022 at 08:58:04.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 16 Feb 2024.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Leicester Office.

## A: Property Register

This register describes the land and estate comprised in the title.

LEICESTERSHIRE : BLABY

- 1 (25.03.1985) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Narborough Wood Farm, Desford Road, Enderby, Leicester (LE19 4AD).
- 2 The land has the benefit of the following rights granted by but is subject to the following rights reserved by a Conveyance of the land in this title and other land dated 5 August 1942 made between (1) Forester Henson Freckleton (Vendor) and (2) Robert Leech Shepherd:-

TOGETHER with a right of way for all proper and accustomed purposes for the Purchaser and his successors in title or other the owner or owners occupier and occupiers for the time being of the property hereby conveyed over the existing Occupation Road on the North Western side of the enclosures Numbers 11 and 12 of the property known as Enderby Lodge Farm in the Parish of Enderby as now used between the points marked A and B on the plan hereto annexed the owners and occupiers of the said enclosures Numbered 11 and 12 in Enderby aforesaid keeping the said road in a reasonable state of repair for use as an Occupation road

SUBJECT to the exceptions reservations and rights referred to in a Conveyance dated the thirty first day of December One thousand nine hundred and twenty five and made between William Lindsay Everard and Samuel Mumford Everard of the one part and the Vendor of the other part namely

(a) To the owners and occupiers for the time being of Enderby Lodge Farm aforesaid a right of way as then (and now) used over and along the existing Occupation Road on the South Eastern sides of Enclosures Numbered 11 and 14 in the Parish of Narborough between the points marked B and C on the plan hereto annexed the Purchaser or other the owners and occupiers of the said Enclosures Numbered 11 and 14 in Narborough aforesaid keeping the said road in a reasonable state of repair for use as an Occupation Road

(b) To the right of the Corporation of Leicester its successors and assigns to lay and maintain a line of water pipes across the property hereby conveyed in the position shewn by the broken line on the said plan hereto annexed on the terms of an Indenture of Grant dated the Sixteenth day of April One thousand nine hundred and four and made between Thomas William Everard of the one part and The Mayor Aldermen

## A: Property Register continued

and Burgesses of the City of Leicester of the other part but with the benefit of the covenants on the part of the said Corporation contained in that Indenture so far as such covenants affect the property hereby conveyed

(c) To the right of the owner or occupier of Huncote Grange Farm to draw and use water from the said Windmill Pump and Well on the property hereby conveyed through the existing pipe or pipes as then (and now) used and enjoyed.

NOTE 1: The enclosures 11 and 12 and the point marked A referred to above fall outside the land in this title. The point marked B referred to is reproduced on the title plan.

NOTE 2: No copy of the Conveyance dated 31 December 1925 nor of the Deed dated 16 April 1904 therein referred to were produced on first registration.

- 3 By a Deed dated 18 April 1980 made between (1) Robert Leech Shepherd (First Owner) (2) Anthony Derrick Crane and John William Crane (Second Owners) and (3) The Agricultural Mortgage Corporation Limited (Corporation) the rights above referred to were expressed to be released to the following extent:-

"The First Owner in consideration of the release hereinafter contained as beneficial owner hereby releases unto the Second Owners ALL THAT the right of way over the occupation road through Enderby Lodge Farm aforesaid between the points marked "A" and "B" on the said plan now belonging to the First Owner as appurtenant to the Narborough Wood Farm aforesaid or otherwise howsoever to the intent that the same may be extinguished

2. In consideration of the release hereinbefore contained the Second Owner as Trustees hereby release and the Corporation as Mortgagee at the request of the Second Owners hereby releases and surrenders unto the First Owner ALL THAT the right of way over the occupation road through Narborough Wood Farm aforesaid between the points marked "B" and "C" on the said plan belonging to the Second Owners as appurtenant to Enderby Lodge Farm aforesaid or otherwise howsoever to the intent that the same may be extinguished."

NOTE 1: The occupation road and the point marked A referred to above fall outside the land in this title.

NOTE 2: The points marked B and C referred to above are reproduced on the title plan.

- 4 The land has the benefit of the rights granted by but is subject as mentioned in a Conveyance of land forming part of Narborough Wood Farm dated 1 October 1984 made between (1) Robert Leech Shepherd (Vendor) and (2) A.C. Shropshire (Enderby) Pension Fund (Purchaser) in the following terms:-

"EXCEPT AND RESERVING unto the Vendor or other the owner and occupiers for the time being of the Vendor's retained property of (i) the free passage of water soil gas electricity and other matters from the Vendor's retained property as now used and enjoyed through any drains pipes cables or conduits now existing or hereafter to be substituted therefor in under or over the property hereby conveyed."

- 5 (07.04.2010) 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.

- 6 (07.04.2010) The land has the benefit of the rights reserved by but is subject to the rights granted by the Transfer dated 1 April 2010 referred to in the Charges Register.

- 7 (09.10.2019) The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered LT516408 in green on the title plan dated 13 September 2019 made between (1) Carolyn Jane Shropshire and (2) Helen Elizabeth Knowles but is subject to any rights that are granted by the said deed and affect the registered land.

## A: Property Register continued

*NOTE: Copy filed under LT516408.*

- 8 (13.12.2019) The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered LT518459 in green on the title plan dated 12 December 2019 made between (1) Carolyn Jane Shropshire and (2) Helen Elizabeth Knowles but is subject to any rights that are granted by the said deed and affect the registered land.

*NOTE: Copy filed under LT518459.*

## 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 (25.03.1985) PROPRIETOR: CAROLYN JANE SHROPSHIRE of Narborough Wood Farm, Desford Road, Enderby, Leicester LE19 4AD.
- 2 (07.04.2010) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate, or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by a conveyancer that the provisions of the positive covenants by the Transferor contained in the Transfer dated 1 April 2010 referred to in the Charges Register have been complied with or that they do not apply to the disposition.

## C: Charges Register

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

- 1 The land is subject to the following rights granted by a Conveyance of 3 and 4 Narborough Wood Cottages, Leicester Road, Enderby dated 14 February 1984 made between (1) Robert Leech Shepherd (Vendor) and (2) David Arthur Henson and Barbara Jean Henson:-  
TOGETHER WITH the right to use the water supply pipes leading to the aforesaid properties to the adjoining land of the Vendor as is shown by a red line numbered 2 annexed herewith with the right of entry for the purpose of maintaining or renewing the same.  
*NOTE: The red line referred to is shown by a blue broken line on the title plan.*
- 2 (20.12.2006) 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.
- 3 (12.01.2007) The land is subject to the rights granted by a Deed dated 5 January 2007 made between (1) Carolyn Jane Shropshire and (2) Central Networks East Plc.  
The said Deed also contains restrictive covenants by the grantor.  
*NOTE: Copy filed.*
- 4 (27.06.2007) The land is subject to the easements granted by a Lease dated 27 April 2007 of part of a storage unit, Narborough Wood Park for a term of 3 years from 27 April 2007.  
*NOTE: Copy filed.*
- 5 (31.12.2008) The land is subject to the easements granted by a Lease dated 18 December 2008 of Unit 21 Narborough Wood Park for a term of 6 years from 5 December 2008.  
*NOTE: Copy filed.*

## C: Charges Register continued

6 (20.10.2009) The land is subject to the easements granted by a Lease dated 8 October 2009 of Unit 23 Narborough Wood Park for a term of 6 years from 1 October 2009.

*NOTE: Copy filed.*

7 (07.04.2010) A Transfer of the land edged and numbered LT428563 in green on the title plan dated 1 April 2010 made between (1) Carolyn Jane Shropshire and (2) Helen Elizabeth Knowles contains restrictive covenants by the Transferor.

*NOTE:-Copy filed under LT428563.*

8 (20.12.2011) The land is subject to the easements granted by a Lease dated 2 August 2011 of Unit 2 Narborough Wood Park for a term of years from and including 2 August 2011 to and including 1 August 2017.

*NOTE: Copy filed.*

9 (15.02.2012) The land is subject to the easements granted by a Lease dated 21 October 2011 of Unit 11A Narborough Wood Park for a term of years from and including 21 October 2011 to and including 20 October 2017.

*NOTE: Copy filed.*

10 (15.02.2012) The land is subject to the easements granted by a Lease dated 21 October 2011 of Unit 11B Narborough Wood Park for a term of years from and including 21 October 2011 to and including 20 October 2017.

*NOTE: Copy filed.*

11 (15.02.2012) The land is subject to the easements granted by a Lease dated 28 October 2011 of Unit 16 Narborough Wood Park for a term of years from and including 1 October 2011 to and including 30 September 2017.

*NOTE: Copy filed.*

12 (24.08.2012) The land is subject to the easements granted by a Lease dated 30 July 2012 of Unit 25 Narborough Wood Park for a term of years from and including 13 July 2012 to and including 12 July 2018.

*NOTE: Copy filed.*

13 (15.01.2013) The land is subject to the easements granted by a Lease dated 28 February 2012 of The Link Office, Unit 12 Narborough Wood Park for a term of years from and including 28 February 2012 to and including 14 June 2017.

*NOTE: Copy filed*

14 (17.01.2013) The land is subject to the easements granted by a Lease dated 15 June 2011 of Two Storage Containers, Narborough Wood Park for a term of 3 years from and 15 June 2011.

*NOTE: Copy filed*

15 (17.01.2013) The land is subject to the easements granted by a Lease dated 15 June 2011 of Unit 12 Narborough Wood Park for a term of years from and including 15 June 2011 to and including 14 June 2017.

*NOTE: Copy filed*

16 (22.05.2013) The land is subject to the easements granted by a lease dated 14 May 2013 of Unit 11,Narborough Wood Park made between (1) Carolyn Jane Shropshire and (2) Labedrop Limited for a term of years from and including 14 May 2013 to and including 13 May 2019.

*NOTE: Copy filed.*

17 (08.06.2015) UNILATERAL NOTICE in respect of a Lease of Unit 16 Narborough Wood Park dated 2 June 2015 made between (1) Carolyn Jane Shropshire, trading as A.C. Shropshire & Company and (2) Pole Arnold

## C: Charges Register continued

Financial Management Company Limited for a term of 6 years from 1 June 2015.

- 18 (08.06.2015) BENEFICIARY: Pole Arnold Financial Management Limited of Lancelot House, Upper King Street, Leicester LE1 6XF and of Unit 16 Narborough Wood Park, Enderby, Leicestershire LE19 4XT.
- 19 (15.07.2015) UNILATERAL NOTICE affecting Unit 21 in respect of a Lease dated 7 July 2015 made between (1) Carolyn Jane Shropshire and (2) Next Group Plc.
- 20 (15.07.2015) BENEFICIARY: Next Group Plc of Desford Road, Enderby, Leicester LE19 4AT.
- 21 (13.10.2015) UNILATERAL NOTICE in respect of a Lease of Unit 1 Narborough Wood Park dated 18 September 2015 made between (1) Carolyn Jane Shropshire trading as A.C.Shropshire & Company and (2) Avonside Roofing Limited for a term of 6 years from 10 September 2015.

*NOTE:-Copy filed.*

- 22 (13.10.2015) BENEFICIARY: Avonside Roofing Limited (Co.Regn.No.02330586) of The Courtyard, Green Lane, Heywood, Lancashire, OL10 2EX.
- 23 (25.01.2016) The land is subject to the rights granted by a Lease of Units 22 and 23 Narborough Wood Park dated 23 December 2015 for a term of years from and including 23 December 2015 to and including 27 January 2021.

*NOTE: Copy filed.*

- 24 (16.07.2020) The land is subject to the easements granted by a lease of Unit 12 Narborough Wood Park dated 13 July 2020 made between (1) Carolyn Jane Shropshire and (2) Kam Project Consultants Limited for a term from and including 13 July 2020 to and including 12 July 2026 (NSE).

*NOTE:-Copy filed.*

- 25 (30.11.2020) UNILATERAL NOTICE in respect of a Tenant under the Lease dated 29 October 2020 made between (1) Carolyn Jane Shropshire (2) and Axiscades UK Ltd (2) relating to Unit 15 Narborough Wood Park, Enderby in the County of Leicester for a term of 6 years from and including 6 October 2020 and ending on and including 5 October 2026.

*NOTE: Copy filed.*

- 26 (30.11.2020) BENEFICIARY: Axiscades UK Ltd (Co. Regn. No. 02785760) of The Pump House, Unit 15 Narborough Wood Park, Desford Road, Enderby, Leicester, LE19 4XT.

## Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	20.12.2006	Unit 6 Narborough Wood Park	12.12.2006 6 years from 8.12.2006	
2	27.03.2007	Unit 13 Narborough Wood Park	02.02.2007 6 years from 02.02.2007	
3	10.04.2007	Unit 12 Narborough Wood Park	28.03.2007 6 years from 22.3.2007	
4	11.07.2007	Units 17 and 18 Narborough Wood Park	10.05.2007 6 years from 7.5.2007	

## Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
5	15.08.2007	Unit 16 Narborough Wood Park	06.07.2007 5 years from 29.6.2007	
6	05.11.2007	Unit 21 Narborough Wood Park	12.09.2007 6 years from 30.08.2007	
7	18.02.2010	Unit 20b Narborough Wood Park	04.01.2010 6 years from 16.12.2009	
8	18.05.2010	Unit 2 Narborough Wood Park	08.03.2010 6 years from 8.3.2010	
9	18.05.2010	Unit 6 Narborough Wood Park	11.03.2010 6 years from 10.3.2010	
10	01.03.2011	Units 22 and 23 Narborough Wood Park	04.02.2011 5 years from and including 28.1.2011	
11	26.08.2011	Unit 21 Narborough Wood Park	12.08.2011 from and including 12.08.2011 to and including 11.08.2017	
12	15.08.2013	Unit 2 Narborough Wood Park	05.07.2013 from and including 28.06.2013 to and including 27.06.2019	
13	12.08.2015	Unit 10 Narborough Wood Park	24.07.2015 From and including 24.7.2015 to and including 23.7.2021	
14	02.12.2015	Unit 7 Narborough Wood Park	25.11.2015 6 Years from 25.11.2015	
15	11.08.2022	Unit 10 Narborough Wood Park	01.08.2022 from and including 18 July 2022 to and including 17 July 2028	

**End of register**