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Official copy of register of title

Title number LT516408

Edition date 16.04.2020

- This official copy shows the entries on the register of title on 16 FEB 2024 at 09:07:46.
- 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 Land adjoining 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 does not affect the land in this title.

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 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."

- 4 (09.10.2019) The land has the benefit of any legal easements granted by a Transfer of the land in this title dated 13 September 2019 made between (1) Carolyn Jane Shropshire and (2) Helen Elizabeth Knowles but is subject to any rights that are reserved by the said deed and affect the registered land.

NOTE: Copy filed.

- 5 (09.10.2019) The Transfer dated 13 September 2019 referred to above contains provisions as to light or air and boundary structures and a provision relating to the creation and/or passing of easements.

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 (09.10.2019) PROPRIETOR: HELEN ELIZABETH KNOWLES of Narborough Wood House, Desford Road, Enderby, Leicester LE19 4AD.
- 2 (09.10.2019) The price stated to have been paid on 13 September 2019 was £393,750 exclusive of VAT.
- 3 (09.10.2019) RESTRICTION: No transfer of the registered estate by the proprietor of the registered estate is to be registered without a certificate signed by Sarah Jane Shropshire-Boddy of the Manor, Enderby Road, Thurlaston, Leicestershire LE9 7TF or her personal representative or her conveyancer that the provisions of clause 3 of a Declaration of Trust dated 13 September 2019 and made between (1) Helen Elizabeth Knowles and (2) Sarah Jane Shropshire-Boddy have been complied with or that they do not apply to the disposition.
- 4 (16.04.2020) RESTRICTION: No disposition of the registered estate 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 Hallam Land Management Limited or its conveyancer that the provisions of provisions of clauses 5 and 7 of an Agreement dated 15 April 2020 made between (1) Helen Elizabeth Knowles and (2) Hallam Land Management

Title number LT516408

B: Proprietorship Register continued

Limited have been complied with or do not apply to the disposition.

End of register