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Official copy of register of title

Title number CB304568

Edition date 09.04.2021

- This official copy shows the entries on the register of title on 25 AUG 2022 at 09:55:23.
- 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 25 Aug 2022.
- 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, Peterborough Office.

A: Property Register

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

CAMBRIDGESHIRE : FENLAND

- 1 (13.02.2006) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being land on the south side of Fieldside, Coates, Whittlesey, Peterborough.
- 2 (19.04.2017) 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.
- 3 (17.06.2019) The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered CB443722 in green on the title plan dated 2 July 2018 made between (1) Sytecross Limited and (2) Arturs Karelskis but is subject to any rights that are granted by the said deed and affect the registered land.

NOTE: Copy filed under CB443722.

- 4 (22.03.2021) The land has the benefit of any legal easements reserved by the Transfer dated 7 January 2021 referred to in the Charges Register but is subject to any rights that are granted as mentioned in the said deed and affect the registered land.
- 5 (09.04.2021) The land has the benefit of any legal easements reserved by the Transfer dated 19 March 2021 referred to in the Charges Register but is subject to any rights that are granted by the said deed and affect the registered land.
- 6 (09.04.2021) The land has the benefit of any legal easements reserved by the Transfer dated 19 March 2021 referred to in the Charges Register but is subject to any rights that are granted by the said deed and affect the registered land.

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

B: Proprietorship Register continued

- 1 (12.01.2017) PROPRIETOR: SYTECROSS LIMITED (Co. Regn. No. 4166085) of 15 Wakerfield Close, Hornchurch RM11 2TH.
- 2 (24.05.2012) 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 Vera Margaret Weldon of 97 South Green, Coates, Whittlesey, Peterborough PE7 2BL that the provisions of the Schedule of the Transfer dated 30 April 2012 made between (1) Vera Margaret Weldon and (2) Dunkling Farm and Forest Estate Limited have been complied with.
- 3 (24.05.2012) A Transfer of the lands in this title dated 30 April 2012 made between (1) Vera Margaret Weldon and (2) Dunkling Farm and Forest Estate Limited contains purchaser's personal covenants.

NOTE: Copy filed.
- 4 (12.01.2017) The price stated to have been paid on 13 August 2015 was £85,000.

C: Charges Register

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

- 1 (19.04.2017) The land is subject to any rights that are granted by a Transfer of the land edged and numbered CB422778 in green on the title plan dated 22 March 2017 made between (1) Sytecross Limited and (2) Nasif Habib Nagib Botros and affect the registered land.

NOTE: Copy filed under CB422778.
- 2 (21.05.2018) The Accessway leading to the north eastern boundary of the land in this title is subject to rights of way with or without vehicles.
- 3 (21.05.2018) The land is subject to rights to use maintain and renew any services.
- 4 (22.03.2021) A Transfer of the land edged and numbered CB458251 in green on the title plan dated 7 January 2021 made between (1) Sytecross Limited and (2) David Martin Goodacre contains restrictive covenants by the Transferor.

NOTE: Copy filed under CB458251.
- 5 (09.04.2021) A Transfer of the land edged and numbered CB458735 in green on the title plan dated 19 March 2021 made between (1) Sytecross Limited and (2) David Martin Goodacre contains restrictive covenants by the Transferor.

NOTE: Copy filed under CB458735.
- 6 (09.04.2021) A Transfer of the land edged and numbered CB458736 in green on the title plan dated 19 March 2021 made between (1) Sytecross Limited and (2) David Martin Goodacre contains restrictive covenants by the Transferor.

NOTE: Copy filed CB458736.

End of register