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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 CB19103

Edition date 16.05.2005

- This official copy shows the entries on the register of title on 28 MAR 2025 at 09:06:24.
- 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 09 Apr 2025.
- 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.

CITY OF PETERBOROUGH

- 1 (31.05.1977) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Thorpe Hall, Thorpe Road.
- 2 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.
- 3 The land has the benefit of the following rights reserved by but is subject to the following rights granted by the Transfer dated 15 December 1982 referred to in the Charges Register :-

"Together with the following rights for the benefit of the Purchaser and its successors in title the owners and occupiers for the time being of the property hereby transferred namely :

(a) a right of way at all times and for all purposes with or without vehicles over and along the strip of land coloured brown on the said plan.

(b) the right to the free passage and running of water sewerage electricity and gas in and through all pipes sewers drains wires and conduits now laid or constructed or to be laid and constructed within a period of Eighty years from the date hereof in or over the adjoining property edged green on the said plan such owners or occupiers paying a fair proportion of the cost of inspecting cleansing maintaining repairing and renewing such access and such pipes sewers drains wires and conduits.

Excepting and reserving unto the Council for the benefit of the Councils retained land as provided in the First Schedule hereto.

2. Except and reserved unto the Council and its successors in title the owners and occupiers for the time being of the second retained land.

(a) a right of way at all times and for all purposes with or without vehicles over and along the strip of land coloured brown on the said plan.

## A: Property Register continued

(b) the right to the free passage and running of water sewerage electricity and gas in and through all pipes sewers drains wires and conduits now laid or constructed within a period of Eighty years from the date hereof in on or over the property hereby transferred such owners or occupiers paying a fair proportion of the cost of inspecting cleansing maintaining repairing and renewing such access and such pipes sewers drains wires and conduits."

NOTE: The land coloured brown and the land edged green referred to are hatched blue and tinted blue respectively on the title plan.

- 4 The land has the benefit of the following rights reserved by a Transfer of the land edged and numbered CB53603 in green on the filed plan and other land dated 15 December 1982 made between (1) The Council of the City of Peterborough (Council) and (2) Barrington Cheetham (Purchaser):-

"Excepting and reserving unto the Council for the benefit of the Council's first and second retained land as provided in the Schedule hereto.

### SCHEDULE

1. Excepted and reserved to the Council and its successors in title the owners and occupiers for the time being of those parts of the land of which the Council was at 31st May 1979 registered as proprietor under Title Number CB19103 and which are not hereby transferred and are not edged green ("the first retained land") and to Horrell Farmers Limited ("Horrells").

(a) the right of support for the first retained land.

(b) subject to the provisions of Clause (d) below the right of way for all agricultural purposes over the property with or without vehicles (including agricultural machinery but not animals other than animals contained within vehicles) to obtain access from Thorpe Road to the land retained by the Council to the South East of the property edged green (such land edged green being hereinafter referred to as "the second retained land") the precise route of such way to be at the reasonable discretion of the Purchaser and

(c) the right to build upon or re-execute any other works upon the first retained land notwithstanding that the access or enjoyment of light or air is thereby diminished.

2. Except and reserved unto the Council and its successors in title the owners and occupiers for the time being of the second retained land.

(a) a right of way at all times and for all purposes with or without vehicles over and along the strip of land coloured brown on the said plan.

(b) the right to the free passage and running of water sewerage electricity and gas in and through all pipes sewers drains wires and conduits now laid or constructed or to be laid and constructed within a period of eighty years from the date hereof in on or over the property hereby transferred such owners or occupiers paying a fair proportion of the cost of inspecting cleansing maintaining repairing and renewing such access and such pipes sewers drains wires and conduits."

NOTE: The land edged green referred to is tinted blue on the title plan. The land coloured brown referred to is hatched blue and tinted brown on the title plan.

- 5 The land has the benefit of the rights reserved by but is subject to the rights granted by the Transfer dated 28 March 1984 referred to in the Charges Register.

## 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 (25.05.1988) Proprietor(s): THE SUE RYDER FOUNDATION LIMITED of Cavendish, Suffolk.

## C: Charges Register

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

- 1 Such part of the roadway adjoining No 251 Thorpe Road included in this title is subject to rights of way for the benefit of that property.
- 2 A Transfer of the land edged and numbered CB49143 in green on the filed plan dated 15 December 1982 made between (1) The Council of the City of Peterborough (Council) and (2) Caroline Developments Limited (Purchaser) contains the following covenants by the Vendor:-  
  
"The Council hereby covenants with the Purchaser and its successors in title the owners and occupiers of the land transferred for the benefit of the land transferred and any and every part thereof and so as to bind that part of the property retained by the Council referred to in the Second Schedule into whosoever hands the same may come to observe and perform the restrictions and stipulations set out in the Second Schedule hereto.

### SECOND SCHEDULE

For the benefit and protection of the building on the property hereby transferred known as the Model Dairy Farm and each and every part thereof the Council hereby covenants with the Purchaser that the Council and persons deriving title under it will not carry out or permit to be carried out any development (within the meaning of the Town and Country Planning Act 1971 or any statutory modification or re-enactment of the Definition) or permit any user or create or permit any footpath bridleway or other access way on that part of the land in Title Number CB19103 retained by the Council and immediately to the South East of the said building which by any reasonable standard would be detrimental to the owners and occupiers of the said building."

- 3 A Transfer of the land edged and numbered CB56596 in green on the filed plan dated 28 March 1984 made between (1) The Council of the City of Peterborough and (2) Peterborough Data Processing Services Limited contains covenants by the Vendor.

*NOTE :-Copy in Certificate. Original filed under CB56596.*

- 4 A Transfer of the land in this title dated 31 March 1988 made between (1) The Council of the City of Peterborough (Council) and (2) The Sue Ryder Foundation Limited (Purchaser) contains restrictive covenants.

*NOTE: Copy in Certificate.*

- 5 The Transfer dated 31 March 1988 referred to above contains an option to purchase in favour of the Council of the City of Peterborough for 6 years from 31 March 1988.

## End of register