Title Number : ON297117

This title is dealt with by HM Land Registry, Gloucester 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 29 DEC 2019 at 10:23:18 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	: ON297117
Address of Property	: Land at Thame Park Road, Thame
Price Stated	: £36,000
Registered Owner(s)	: THAME TOWN COUNCIL of Town Hall, High Street, Thame OX9 3DP.
Lender(s)	: None

Title number ON297117

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 29 DEC 2019 at 10:23:18. 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.

OXFORDSHIRE : SOUTH OXFORDSHIRE

1 The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land at Thame Park Road, Thame.

2 The mines and minerals are excepted from the land tinted pink on the title plan.

3 (16.05.2011) The Transfer dated 16 June 1999 referred to in the charges register contains provisions as to light or air and other matters.

4 (16.05.2011) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 6 May 2011 referred to in the Charges Register.

5 (16.05.2011) The Transfer dated 6 May 2011 referred to above contains a provision as to light or air and boundary structures and a provision relating to the creation of easements as therein mentioned.

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 (16.05.2011) PROPRIETOR: THAME TOWN COUNCIL of Town Hall, High Street, Thame OX9 3DP.

2 (16.05.2011) The price stated to have been paid on 6 May 2011 was £36,000.

3 (16.05.2011) 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 registered charge registered before the entry of this restriction is to be registered without a certificate signed by the proprietor for the time being of the registered estate or its conveyancers that the provisions of paragraph 3 of Part 2 have been complied with.

C: Charges Register

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

1 (03.04.2000) The common parts are subject to rights of way.

2 (03.04.2000) The land is subject to rights of drainage and rights in respect of water gas electricity communication media and similar services.

3 (03.04.2000) The parts of the land affected thereby which adjoin the house plots are subject to rights of support and protection, rights in

C: Charges Register continued

respect of protruding and underlying structures and rights of entry to inspect, maintain, repair and renew buildings erected on or near the boundaries of the said house plots.

4 The land tinted pink on the title plan and other land is subject to a yearly rent charge of unknown amount created by an Indenture dated 27 May 1856 made between (1) Thomas Allen and Ann Allen and (2) Sophia Elizabeth Baroness Wenman. The said Deed also contains covenants.

NOTE: Neither the original deed nor a certified copy or examined abstract thereof was produced on first registration

By a Conveyance dated 24 November 1863 made between (1) Sophia Elizabeth Baroness Wenman and (2) The Wycombe Railway Company this rent charge became payable exclusively out of the land referred to above in informal exoneration of other land affected thereby.

5 (30.06.1999) The land is subject to the following rights granted by a Deed dated 17 May 1972 made between (1)Shell-Mex and BP Limited (2)The Eastern Electricity Board and (3)Oxfordshire and District Water Board:-

"the Grantor (with the consent of the Electricity Board testified by their execution of these presents) as beneficial owner hereby grants unto the Water Board full right and liberty to lay and maintain as hereinafter defined (provided the same shall be laid within eighty years from the date ofthis deed) in and under a strip of land forming part of the Grantor's land and having a length of ninety yards or thereabouts and a width of of twenty-one feet or thereabouts which is for the purpose of identification only delineated and coloured pink on the said plan (but excluding the area occupied by the small building within the pink colouring) and is hereinafter referred to as "the said strip of land" together with the full right and liberty for the Water Board and all persons authorised by it at all reasonable times hereafter and in emergency at any time to enter upon the Grantor's land with or without vehicles plant and machinery for the purpose of inspecting repairing altering renewing or removing the said main"

The said Deed also contains the following restrictive covenants by the Grantor:-

"The Grantor (to the intent and so as to bind the Grantor's land and every part thereof into whosesoever hands the same may come and to benefit and protect the rights and liberties hereby granted) hereby covenant with the Water Board as follows:-

(a)The Grantor will not do or cause or permit to be done on the Grantor's land anything calculated or likely to cause damage or injury to the said main and will take all reasonable precautions to prevent such damage or injury

(b)Without the consent in writing of the Water Board (which consent shall not be unreasonably withheld) no part of any building or structure shall be erected nor shall anything be placed or deposited upon any part of the Grantor's land being a part nearer than ten feet measured in any direction from the said strip of land or so as to interfere with or obstruct the access thereto or to the said main by the Water board or so as to lessen or in anyway interfere with the support afforded to the said main by the surrounding soil including minerals

(c)The Grantor shall not excavate or move or permit to be excavated or moved any of the soil above the said main so as materially to reduce the depth thereof"

NOTE: The "strip of land coloured pink" referred to is has been hatched yellow on the title plan.

6 (30.06.1999) A Conveyance of the land tinted pink on the title plan and other land dated 19 March 1997 made between (1) British Railways Board and (2) BP UK Oil Limited contains restrictive covenants.

NOTE: Original filed under ON195848.

7 (16.05.2011) The land tinted pink on the title plan is subject to the

C: Charges Register continued

rights reserved by the Conveyance dated 19 March 1997 referred to above.

8 (30.06.1999) An Agreement pursuant to section 106 of the Town and Country Planning Act 1990 dated 22 September 1997 made between (1)BP Oil UK Limited and (2)The Oxfordshire County Council relates to the development of the land in this title and contains covenants in respect therof.

NOTE: Copy filed under ON213168.

9 (30.06.1999) A Deed dated 4 June 1999 made between (1)BP Oil UK limited and (2)South Oxfordshire District Council supplemental to the section 106 Agreement referred to above contains covenants.

NOTE: Original filed ON213168.

10 (30.06.1999) A Transfer of the land in this title dated 16 June 1999 made between (1) BP Oil UK Limited and (2) Crest Homes (Eastern) Limited contains restrictive covenants.

NOTE: Original filed under ON213168.

11 (16.05.2011) The land is subject to the rights reserved by the Transfer dated 16 June 1999 referred to above.

12 (16.05.2011) A Transfer of the land in this title dated 6 May 2011 made between (1) Crest Nicholson (Eastern) Limited and (2) Thame Town Council contains restrictive covenants.

NOTE: Copy filed.

End of register

HM Land Registry
Current title plan

Title number **ON297117**
Ordnance Survey map reference **SP7105SW**
Scale **1:1250**
Administrative area **Oxfordshire : South Oxfordshire**

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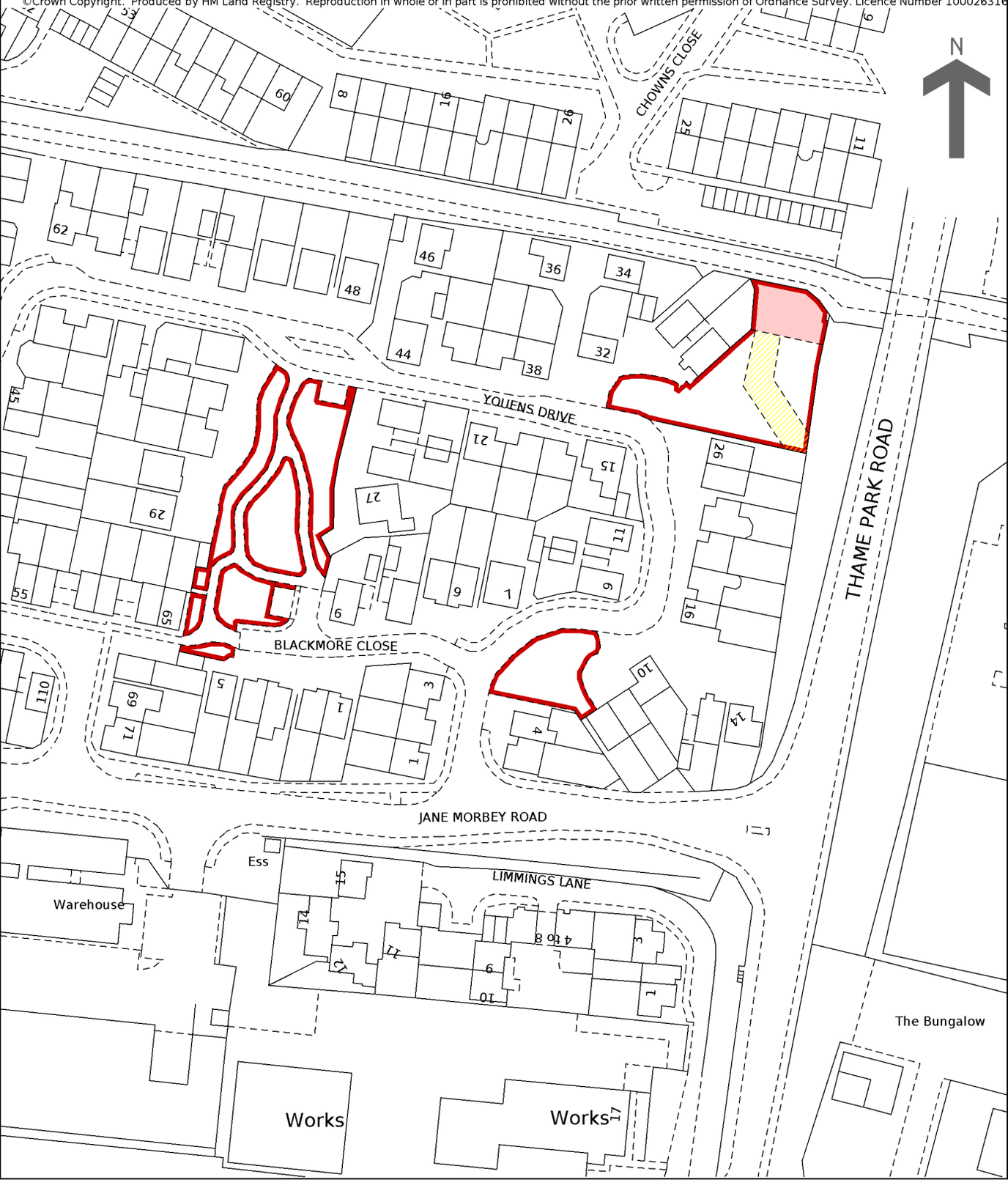

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