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# Official copy of register of title

Title number HE7812

Edition date 09.03.2016

- This official copy shows the entries on the register of title on 18 JUN 2020 at 10:02:55.
- 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 18 Jun 2020.
- 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, Telford Office.

## A: Property Register

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

HEREFORDSHIRE

- 1 (22.11.1999) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Lower Ailey, Kinnersley, Hereford (HR3 6PA).
- 2 (17.07.2015) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

## 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 (22.11.1999) PROPRIETOR: CLIVE DENNIS THOMAS, PAULINE MARGARET THOMAS and GWENDOLINE MARGARET THOMAS of Lower Ailey, Kinnersley, Hereford HR3 6PA and of The Barn, Kinnersley, Hereford HR3 6PA.
- 2 (22.11.1999) RESTRICTION: No disposition by a sole proprietor of the land (not being a trust corporation) under which capital money arises is to be registered except under an order of the registrar or of the Court.
- 3 (31.01.2012) 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 written consent signed by the proprietor for the time being of the Charge dated 22 August 2011 in favour of The Agricultural Mortgage Corporation PLC referred to in the Charges Register.

NOTE: The restriction does not affect the part tinted blue on the title plan in respect of which the charge has been discharged.

- 4 (31.01.2012) 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 written consent signed

## B: Proprietorship Register continued

by the proprietor for the time being of the Charge dated 22 August 2011 in favour of Lloyds Bank PLC referred to in the Charges Register.

NOTE: The restriction does not affect the part tinted blue on the title plan in respect of which the charge has been discharged.

- 5 (09.03.2016) RESTRICTION: No disposition of the part tinted blue on the title plan of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 2 February 2016 in favour of Agribank Plc referred to in the Charges Register.
- 6 (09.03.2016) 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 a conveyancer that the provisions of clause 16.4 and clause 28.14 of the lease dated 2 February 2016 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 (22.11.1999) The land is subject to the rights granted by a Deed dated 20 October 1967 made between (1) Eric Thomas and (2) Herefordshire Water Board.
- The said Deed also contains restrictive covenants by the grantor.
- NOTE: Copy filed.*
- 2 (22.11.1999) REGISTERED CHARGE dated 16 September 1999 affecting also other titles to secure the moneys including the further advances therein mentioned.
- NOTE: Copy filed under HE2832.*
- 3 (22.11.1999) Proprietor: THE AGRICULTURAL MORTGAGE CORPORATION PLC (Co. Regn. No. 234742) of Charlton Place, Charlton Road, Andover, Hants. SP10 1RE.
- 4 (31.01.2012) REGISTERED CHARGE dated 22 August 2011 affecting also other titles.
- NOTE: Charge reference HE2832.
- 5 (31.01.2012) Proprietor: THE AGRICULTURAL MORTGAGE CORPORATION PLC (Co. Regn. No. 234742) of Charlton Place, Charlton Road, Andover, Hants. SP10 1RE.
- 6 (31.01.2012) REGISTERED CHARGE dated 22 August 2011.
- 7 (31.01.2012) Proprietor: LLOYDS BANK PLC (Co. Regn. No. 2065) of Pendeford Securities Centre, Pendeford Business Park, Wobaston Road, Wolverhampton WV9 5HZ.
- 8 (19.10.2012) A Deed dated 6 September 2012 made between (1) Lloyds TSB Bank Plc (2) The Agricultural Mortgage Corporation Plc and (3) Clive Dennis Thomas and others relates to priorities as between the Charges dated 22 August 2011 in favour of Lloyds TSB Bank Plc and 16 September 1999 and 22 August 2011 in favour of The Agricultural Mortgage Corporation Plc referred to above as therein mentioned.
- 9 (17.07.2015) By a discharge dated 10 July 2015 the land tinted blue on the title plan is no longer charged by the charge dated 22 August 2011.
- NOTE: Copy discharge filed.*
- 10 (12.08.2015) By a discharge dated 6 August 2015 the land tinted blue on the title plan is no longer charged by the charge dated 16 September 1999.

## C: Charges Register continued

*NOTE:-Copy discharge filed.*

- 11 (12.08.2015) By a discharge dated 27 July 2015 the land tinted blue on the title plan is no longer charged by the charge dated 22 August 2011.

*NOTE:-Copy discharge filed.*

- 12 (09.03.2016) REGISTERED CHARGE of the land tinted blue on the title plan dated 2 February 2016.
- 13 (09.03.2016) Proprietor: AGRIBANK PLC (incorporated in Malta) of Level 1, Skyparks Business Centre, Malta International Airport, Luqa, LQA4000, Malta.
- 14 (09.03.2016) The lease of land at Lower Ailey Farm dated 2 February 2016 made between (1) Clive Dennis Thomas and others and (2) Lower Ailey Biogas Limited referred to in the schedule of leases hereto contains restrictive covenants by the landlord.
- 15 (09.03.2016) 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.

## Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	09.03.2016 edged blue	land at Lower Ailey Farm	02.02.2016 22 years beginning on and including 2.2.2016 and ending on and including 1.2.2038	HE55019

NOTE 1: The lease contains an option to renew upon the terms therein mentioned.

NOTE 2: See entry in the Charges Register relating to landlords' restrictive covenants.

End of register