

Title Number : AV99299

This title is dealt with by 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 suffers loss by reason of a mistake in an official copy.

This extract shows information current on 31 JAN 2005 at 21:58:58 and so does not take account of any application made after that time even if pending in the Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: AV99299
Address of Property	: land and buildings lying on the west side of Blackhorse Road, Kingswood
Price Stated	: Not Available
Registered Owner(s)	: WILLIAM EDWIN BRICE and MARGARET SHIRLEY BRICE of Ryedown House, Ryedown Lane, Bitton, Bristol BS15 6JF
Lender(s)	: None

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 31 JAN 2005 at 21:58:58. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

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TITLE NUMBER : AV99299
A PROPERTY REGISTER

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

SOUTH GLOUCESTERSHIRE

1 (12 January 1983) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land and buildings lying on the west side of Blackhorse Road, Kingswood.

2 The land has the benefit of the following rights granted by the Transfer dated 21 December 1984 referred to in the Charges Register:-

"TOGETHER WITH THE RIGHT for the Purchaser and its successors in title to enter upon the three areas of land shown coloured brown at anytime with or without workmen for the purposes of repairing rebuilding and renewing the property hereby transferred causing as little damage as possible and making good all damage thereby caused."

NOTE:-The land coloured brown is hatched brown on the filed plan.

3 The Transfer dated 21 December 1984 referred to above contains the following provision:-

"It is hereby agreed and declared that the Purchaser and his successors in title shall not be entitled to any light or air which would restrict or interfere with the free user of the adjoining or neighbouring property retained by the Vendor."

END OF A REGISTER

TITLE NUMBER : AV99299
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 (17 June 1985) Proprietor(s): %WILLIAM EDWIN BRICE% and %MARGARET SHIRLEY BRICE% both of Ryedown House, Ryedown Lane, Bitton, *Bristol* BS15 6JF.
- 2 The Transfer to the proprietor(s) contains a covenant to observe and perform the covenants in the Conveyance dated 24 November 1982 referred to in the Charges Register and of indemnity in respect thereof.

END OF B REGISTER

TITLE NUMBER : AV99299
C CHARGES REGISTER

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

- 1 A Conveyance of the land in this title and other land dated 24 November 1982 made between (1) The Trustees for Methodist Church Purposes (The Board) (2) The Reverend Ian Thomas White and others (The Managing Trustees) and (3) Roland John Tanner (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 The land is subject to the following rights excepted and reserved by a transfer thereof dated 21 December 1984 made between (1) Syston Securities Limited (Vendor) and (2) D J Plummer (Construction) Limited (Purchaser):-

"Except and Reserving unto the Vendor and the Vendor's predecessors in title and their respective successors in title and the owner and owners for the time being of the remainder of the land originally comprised in the title number AV76821 and each and every part thereof a right to the free passage and running of gas water soil and electricity to and from the remainder of the land originally comprised in the aforementioned title or any part thereof through and along the existing gutters sewers drains pipes wires and cables running in on or under the property hereby agreed to be sold within a period of 80 years from the date hereof subject to the Vendor or the Vendor's predecessors in title and their respective successors in title from time to time contributing a fair proportion towards the cost of cleansing inspecting repairing and renewing the same and the right to enter upon the land hereby transferred as often as may be necessary with or without workmen for the purpose of connecting with cleansing inspecting repairing maintaining and renewing the said gutters sewers drains pipes and cables the Vendor and the Vendor's predecessors in title or their respective successors in title (as the case may be) causing as little damage as possible and making good all damage thereby caused PROVIDED THAT such connection of any new gutters sewers drains pipes wires and cables shall not be laid in the position which shall require any excavation to be carried out beneath any building or other permanent structure upon the land hereby agreed to be sold."

TITLE NUMBER : AV99299
SCHEDULE OF RESTRICTIVE COVENANTS

- 1 The following are details of the covenants contained in the Conveyance dated 24 November 1982 referred to in the Charges Register:-

"THE Purchaser for himself and the persons deriving title under him hereby covenants with the Board and Managing Trustees as follows:-

(a) Not to use the said property:-

(i) for the manufacture distribution or sale or supply of intoxicating liquors nor for any purpose in connection with the organisation or practice of gambling in any of its forms nor as a public dance hall.

(ii) for religious purposes except with the consent of the Board of the Property Division of the Methodist Church Manchester given under the hand of its General Secretary or any other person authorised by such Board.

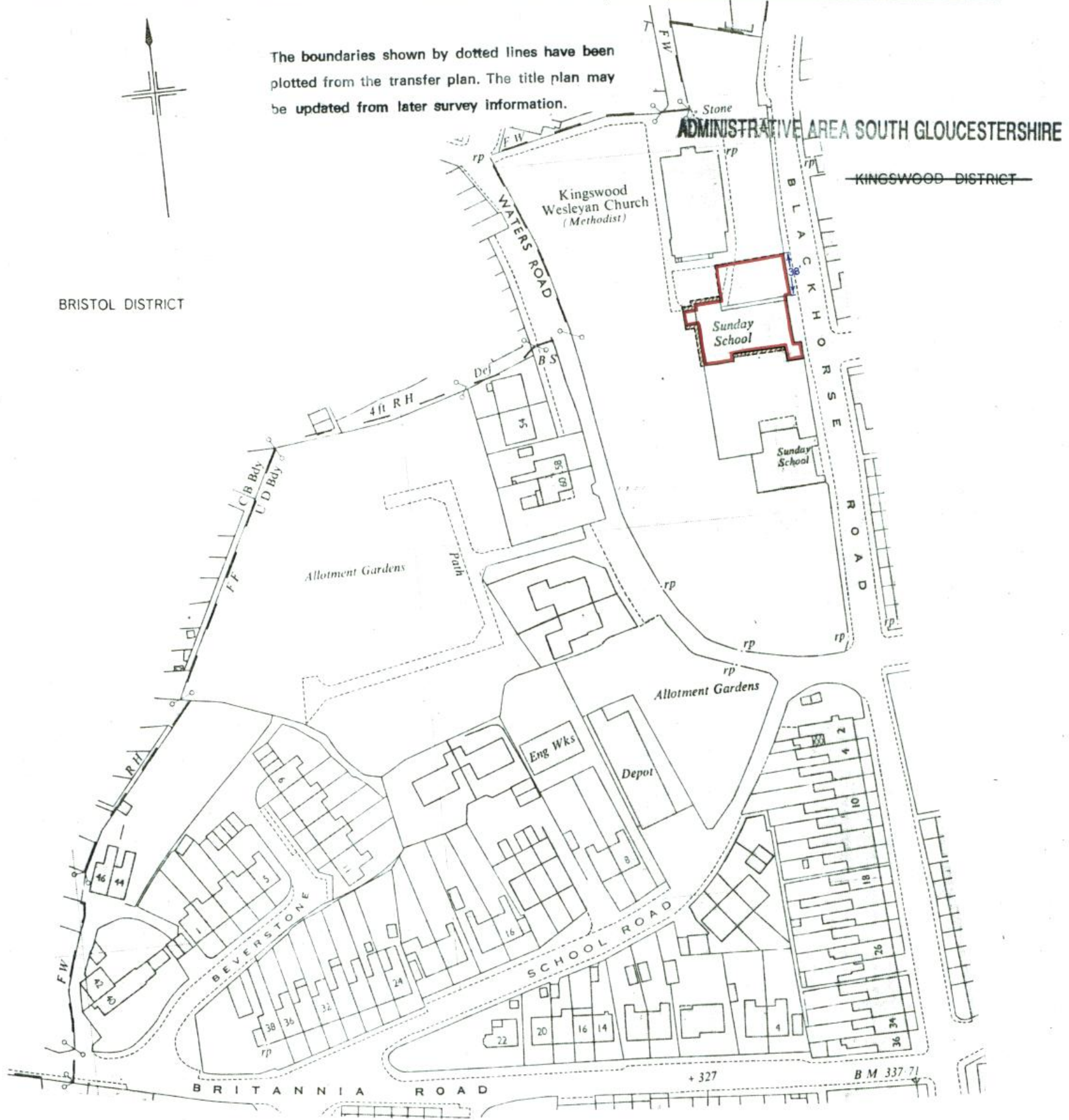
(b) Not to effect any change in the user of such part of the property as is now a disused Burial ground without first obtaining at his own expense all consents or orders necessary to effect such a change and will keep the Board and the Managing Trustees indemnified against all actions

proceedings costs claims and demands whatsoever in consequence of any such change of user and until any such change of user will keep the disused Burial Ground neat and tidy as an open space."

END OF REGISTER

NOTE: The date at the beginning of an entry is the date on which the entry was made in the Register.

H.M. LAND REGISTRY		TITLE NUMBER	
		AV99299	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID
	AVON		ST 6473
			SECTION
			O.
Scale: 1/1250		© Crown Copyright 1975.	



The boundaries shown by dotted lines have been plotted from the transfer plan. The title plan may be updated from later survey information.

ADMINISTRATIVE AREA SOUTH GLOUCESTERSHIRE
KINGSWOOD DISTRICT

BRISTOL DISTRICT



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