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THIS TITLE IS DEALT WITH BY TELFORD DISTRICT LAND REGISTRY.

TITLE NO: HW130912

REGISTER LAST UPDATED ON : 04 OCT 2005 AT 11:28:07

A: Property Register

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

HEREFORDSHIRE

1. (20.08.1993) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land and buildings on the west side of Bromyard Road, Ledbury.
2. (20.08.1993) A Deed dated 1 June 1970 made between (1) Reckitt and Colman Products Limited (Redkitts) (2) Ronald Sidney Tookey (Mr. Tookey) and (3) Midland Bank Limited (Bank) contains the following provision:-

"It is hereby agreed and declared that Reckitts and Mr. Tookey shall bear the expense of the repairs to and resurfacing of the strips of land shown coloured brown green yellow and blue forming the roadway as at present agreed to be carried out in the proportions of Reckitts two-thirds and Mr. Tookey one-third and that henceforth Mr. Tookey and his successors in title shall bear at least one-third of the expense of repairing and maintaining that part of the said roadway coloured green yellow and blue on the said plan (in addition to the liability imposed by clause 3 hereof) such liability to increase proportionately with increased vehicular usage of the said roadway by Mr. Tookey or his successors in title."

The following is the relevant extract of clause 3 referred to:-

"Provided always that Mr. Tookey shall maintain and repair the same entirely at his own expense and Mr Tookey hereby covenants with Reckitts to indemnify it against all costs and liabilities in connection therewith and to pay all the expenses of reinstating the roadway under which the same are situated consequent upon any repairs to the same or upon any damage caused to the roadway due to the presence thereof."

-NOTE:-Copy Deed plan in Certificate. Copy Deed plan filed.

3. (20.08.1993) There are excluded from the registration of the land tinted blue on the filed plan the mines and minerals excepted by the Conveyance thereof dated 15 July 1993 referred to in the Charges Register.
4. (17.07.1997) The land has the benefit of the rights granted by a Deed of Grant dated 28 April 1997 made between (1) Allan Arthur Cook and (2) Quintiles England Limited.

-NOTE: Copy in Certificate.

5. (17.07.1997) The Deed dated 28 April 1997 referred to above also contains a Licence for fencing.

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**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. (04.10.2005) PROPRIETOR: #SEQUANI LIMITED# (Co.Regn.No.01008026) of Bromyard Road, Ledbury, Herefordshire HR8 1LH.
2. (04.10.2005) The price stated to have been paid on 4 October 2005 was £500,000.
3. (04.10.2005) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

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**C: Charges Register**

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

1. (20.08.1993) A Conveyance of the land tinted pink on the filed plan dated 31 December 1954 made between (1) John Hill (Hops) Limited (Vendor) (2) National Provincial Bank Limited (Mortgagees) and (3) Ronald Sidney Tookey (Purchaser) contains the following covenants:-

"FOR the benefit and protection of property of the Vendor known as 21 and 22 High Street Ledbury aforesaid 1 New Street Ledbury aforesaid land warehouses and buildings in Bye Street Ledbury aforesaid and all or any of the business premises of the Vendor in Ledbury aforesaid or any part or parts thereof and so as to bind the property hereby conveyed into whosoever hands the same may come (but so that the Purchaser shall not be liable for a breach of this covenant occurring on or in respect of the property hereby conveyed or any part or parts thereof after he shall have parted with all interest therein) the Purchaser hereby covenants with the Vendor that he the Purchaser and the persons deriving title under him will not at any time hereafter use the buildings now erected or hereafter to be erected upon the said land or any part thereof for the business of retail Agricultural Chemical Merchants but nothing herein contained shall operate to restrict or interfere in any way with the Purchaser or his successors in title carrying on or permitting to be carried on thereat the business of a manufacturer of agricultural chemicals for disposal thereof as wholesalers or direct to customers as contractors for agricultural services."

2. (20.08.1993) The land is subject to the following rights granted by a Deed dated 10 June 1971 made between (1) Reckitt & Colman Products Limited (Reckitts) and (2) The Ledbury Rural District Council (Council):-

"Reckitts as beneficial owner hereby grant to the Council and their

successors in title the owner or owners for the time being of the piece of land edged blue on the said plan rights of way (in common with Reckitts and their successors in title and all persons authorised in that behalf at all times for the purpose of access to and egress from the said piece of land shown edged blue on the said plan in connection with their use of the pumping station erected or intended to be erected thereon or on some part thereof first over and along the existing roadway coloured blue hatched black and blue on the said plan secondly over and along a strip of land of a uniform width of Twelve feet shown coloured yellow on the said plan between the Points A and B marked thereon and thirdly over and along the piece of land shown coloured green on the said plan TO HOLD the same unto the Council in fee simple PROVIDED ALWAYS and it is hereby declared that nothing herein contained shall permit the Council or others as aforesaid in any way to obstruct by vehicles deposit of materials or otherwise the free passage of Reckitts and others properly entitled to such rights of way as aforesaid along such roads and ways as aforesaid

2. IT IS HEREBY AGREED AND DECLARED that the Council shall bear at least one third of the total expense of repairing and maintaining that part of the said roadway coloured blue hatched black on the said plan and at least one half of the expense of repairing and maintaining the remaining part of the roadway shown coloured blue on the said plan and the strip of land shown coloured yellow on the said plan (which said strip of land crosses the existing hardstanding area) such liabilities to increase proportionately with any increased vehicular usage of the said roadways by the Council or their successors in title."

-NOTE:-Copy Deed plan in Certificate. Copy Deed plan filed.

3. (20.08.1993) A Conveyance of the land tinted blue on the filed plan dated 15 July 1993 made between (1) British Railways Board (Board) and (2) Toxicol Laboratories Limited (Buyer) contains restrictive covenants.

-NOTE: Copy in Certificate.

4. (20.08.1993) The land tinted blue on the filed plan is subject to the rights reserved by the Conveyance dated 15 July 1993 referred to above.

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End of register

NOTE 1: The date at the beginning of an entry is the date on which the entry was made in the Register.

NOTE 2: Symbols included in register entries do not form part of the register and are used by Land Registry for internal purposes only.