

Title Number : SK75425

This title is dealt with by HM Land Registry, Kingston upon Hull 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.

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This extract shows information current on 23 MAY 2019 at 16:07:48 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	: SK75425
Address of Property	: 3 Tavern Street, Ipswich (IP1 3AA)
Price Stated	: £1,810,000
Registered Owner(s)	: J. LEON & COMPANY LIMITED (Co. Regn. No. 236979) of 32 Hampstead High Street, London, NW3 1JQ.
Lender(s)	: None

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This is a copy of the register of the title number set out immediately below, showing the entries in the register on 23 MAY 2019 at 16:07:48. 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.

SUFFOLK : IPSWICH

- 1 (20.11.1987) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 3 Tavern Street, Ipswich (IP1 3AA).
- 2 A Conveyance of Deed of Grant dated 24 November 1965 made between (1) Legal and General Assurance Society Limited (Vendor) (2) Freeman Hardy and Willis Limited (Lessee) and (3) Montague Burton Limited is expressed to grant the following rights:-

"The Purchaser as Beneficial Owner hereby grants and confirms unto the Vendor in fee simple FULL AND FREE right and liberty for the Vendor and its successors in title owners and occupiers for the time being of Number 3 Tavern Street aforesaid (hereinafter called "the said premises") and all other persons by its and their permission in common with the Purchaser and others having a like right at all times hereafter to pass to and from the said premises from or to the highway known as Tower Ramparts over and along the piece of land used as a right of way (hereinafter called "the red land") shown for the purpose of identification only and coloured red on the plan marked "B" annexed hereto and forming part of Numbers 17 and 19 Cornhill and Number 1 Tavern Street Ipswich aforesaid with or without vehicles for all purposes connected with the use and enjoyment of the said premises.

THE Lessee hereby covenants with the Vendor and the Purchaser and its successors in title and the Vendor hereby covenants with the Purchaser and its successors in title that the Vendor and the Lessee and their respective successors in title and assigns owners lessees and occupiers of the said premises will not in the course of exercising their respective rights and liberties hereinbefore granted of using the red land unduly interfere with the free and uninterrupted use of the red land by the Purchaser and all other persons having the like use thereof and that in the exercise of such rights and liberties every reasonable precaution will be taken to ensure that all vehicles delivering or removing goods to or from the said premises are of such dimensions and so loaded as not to cause damage to the properties on either side of the red land and so that any such vehicle as aforesaid shall not be of a weight likely to cause any damage to the surface of the red land and the Lessee will during the currency of the Lease and the Vendor will at all times thereafter indemnify and keep indemnified the Purchaser from and against all actions proceedings costs claims demands expenses and liabilities arising out of any damage caused to such properties on either side of the red land by any vehicle belonging to the Lessee or any future Lessee or Tenant of the said premises in the exercise of such rights and liberties."

NOTE: Original plan "B" filed.

- 3 The Conveyance and Deed of Grant dated 24 November 1965 referred to above contains the following provision:-

"THE Purchaser hereby covenants with the Vendor and the Lessee that the Purchaser will forthwith erect a new wall of a height and thickness to be agreed between the parties hereto between the points Marked "A" - "B" shown on the said plan Marked "A" annexed hereto with a gate or gates therein giving access to and from the red land from and to the said premises such wall to be erected as to one longitudinal half

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A: Property Register continued

thereof on the land forming part of Numbers 17 and 19 Cornhill and 1 Tavern Street aforesaid and the blue land hereby conveyed and as to the other longitudinal half thereof on land forming part of the said premises.

IT is hereby agreed and declared by and between the parties hereto that when the said wall and gate or gates shall have been so erected by the Purchaser as aforesaid they shall thereafter be deemed to be a boundary party wall and gate or gates in all respects and shall be maintained and repaired at the joint expense of the Vendor and the Purchaser and their respective successors in title and assigns."

NOTE: Original Plan "A" filed.

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 (08.06.2001) PROPRIETOR: J. LEON & COMPANY LIMITED (Co. Regn. No. 236979) of 32 Hampstead High Street, London, NW3 1JQ.
- 2 (08.06.2001) The price stated to have been paid on 30 May 2001 was £1,810,000.
- 3 (08.06.2001) The Transfer to the proprietor contains a covenant to observe and perform the covenants, agreements, restrictions, stipulations, provisions, conditions, and other matters referred to in the Property and Charges Register and of indemnity in respect thereof.

C: Charges Register

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

- 1 An Agreement under Seal dated 18 May 1961 made between (1) Legal and General Assurance Society Limited (2) Freeman Hardy and Willis Limited (3) Montague Burton Limited and (4) The Minister of Works relating to the access of light and air to 4 windows in 17 and 19 Cornhill adjoining.
- 2 (08.06.2001) The land is subject to the matters contained in a Transfer of the land in this title dated 30 May 2001 made between (1) Scottish Amicable Life Assurance Society and (2) J. Leon & Company Limited upon the terms therein mentioned.

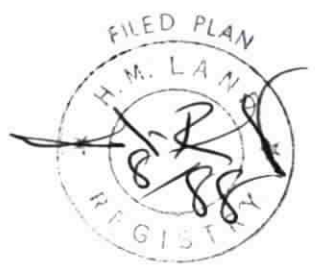
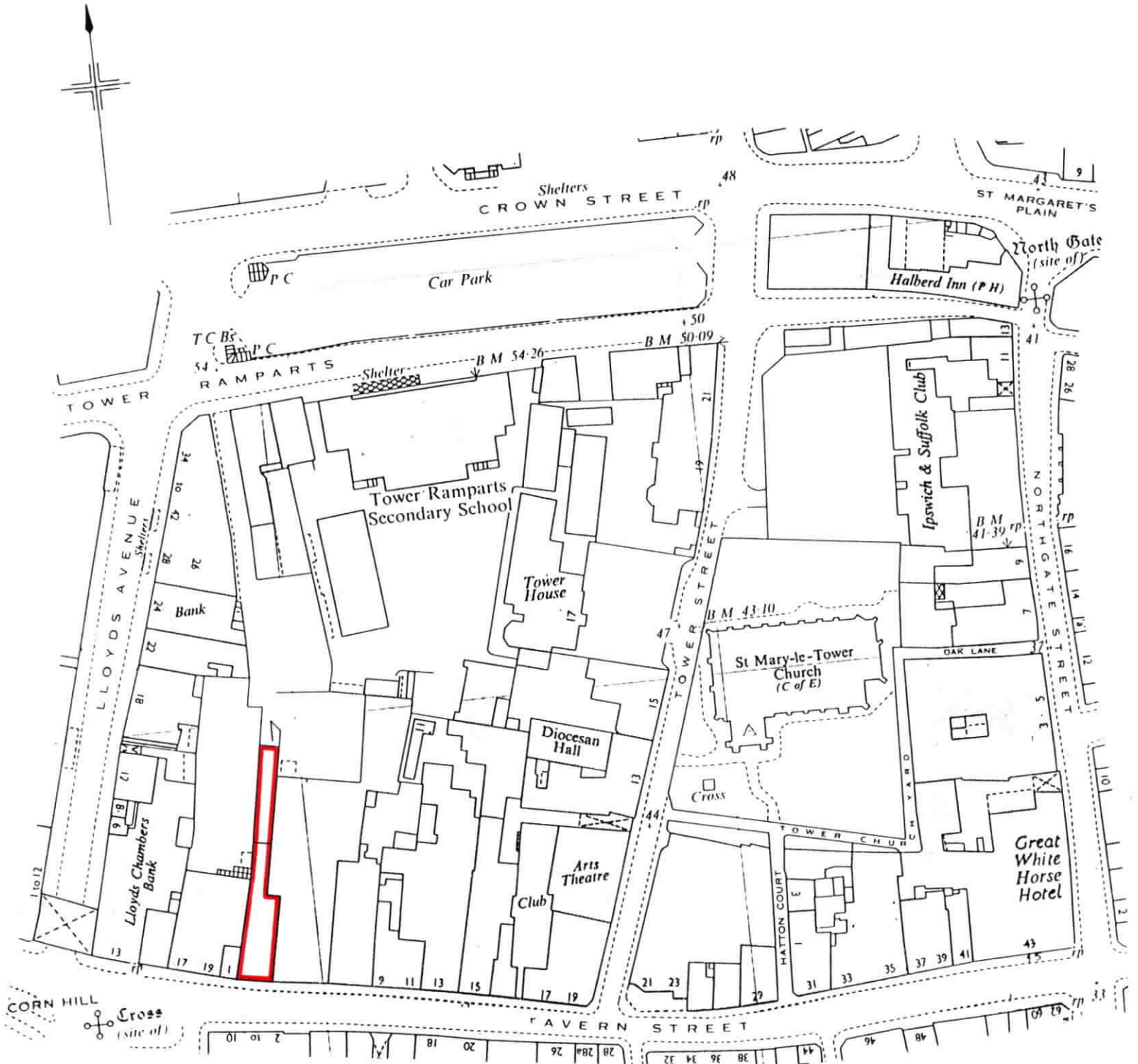
-NOTE: Original filed.
- 3 (04.04.2019) The land is subject to the lease set out in the schedule of leases hereto.

Schedule of notices of leases

- | | | | |
|---|------------|-----------------|--|
| 1 | 04.04.2019 | 3 Tavern Street | 05.02.2019
From and
including 8
October 2018
to and
including 7
October 2023 |
|---|------------|-----------------|--|

End of register

H.M. LAND REGISTRY		TITLE NUMBER	
		SK75425	
ORDNANCE SURVEY PLAN REFERENCE ©	COUNTY	SHEET	NATIONAL GRID
	SUFFOLK		TM 1644
Scale: 1/1250	IPSWICH DISTRICT		© Crown copyright 1985



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