

Title Number : BD280614

This title is dealt with by HM Land Registry, Peterborough 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 13 JUL 2017 at 15:17:26 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	: BD280614
Address of Property	: part of Grand Union Canal, Leighton Road, Leighton Buzzard
Price Stated	: Not Available
Registered Owner(s)	: CANAL & RIVER TRUST (Co. Regn. No. 07807276) of First Floor North Station House, 500 Elder Gate, Milton Keynes MK9 1BB acting as Trustee of the Waterways Infrastructure Trust (Registered Charity Number 1146792-2).
Lender(s)	: None

Title number BD280614

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 13 JUL 2017 at 15:17:26. 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.

This copy is not 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. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

A: Property Register

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

CENTRAL BEDFORDSHIRE

- 1 (11.10.2011) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being part of Grand Union Canal, Leighton Road, Leighton Buzzard.

NOTE: As to the land tinted blue on the title plan only Grand Union Canal is included in the title and the upward vertical extent of the canal is limited to the airspace above the canal but below the bridge structure and on either side of the bridge structure.

- 2 (11.10.2011) The mines and minerals are excepted.

- 3 (11.10.2011) The land has the benefit of the rights reserved by a Conveyance of public conveniences at Leighton Road dated 6 May 1954 made between (1) The British Transport Commission and (2) The Urban District Council for the Urban District of Linslade.

NOTE:-Copy filed under BD2264959.

- 4 (11.10.2011) The land has the benefit of the following rights reserved by a Deed of Exchange dated 23 December 1974 made between (1) British Waterways Board (the Board) and (2) Lockhart Bennett Limited (The Company):-

"There are reserved to the Board in the Conveyance of the blue land:-

(i) the right of support from the blue land for the adjoining property of the Board

(ii) the right at any time to erect or suffer to be erected any buildings or other erections and to alter any building or other erection now standing or hereafter to be erected on any part of their adjoining or neighbouring land in such a manner as to obstruct or interfere with the passage of light or air to any building which is or may be erected upon the blue land and any access of light and air over the adjoining land of the Board shall be deemed to be enjoyed by licence or consent of the Board and not as of right

(iii) the right to have maintain repair cleanse use reconstruct alter and remove any drains pipes wires cables and works on over or under the blue land now used for the benefit of the adjoining property of the Board

(iv) full right and liberty for the Board and their successors in title with or without workmen at all reasonable times to enter upon the blue land for the purpose of exercising the right reserved by paragraph (iii) of this sub-clause

(v) full right and liberty for the Board and their successors in title with or without workmen at all reasonable times or in case of emergency at any time to enter upon the blue land for the purpose of inspecting removing maintaining repairing renewing reinstating altering or amending any fences walls banks abutment or retaining walls bridges and otherworks of the Board on their adjoining or neighbouring land

the Board making good any damage occasioned to the blue land by the exercise of the rights of entry reserved by paragraphs (iv) and (v) of

A: Property Register continued

this sub-clause."

NOTE :-The land coloured blue referred to is tinted brown on the title plan.

- 5 (11.10.2011) The land has the benefit of the following rights reserved by a Transfer of Lombard House, 3 Leighton Road dated 13 May 1991 made between (1) British Waterways Board (The Board) and (2) Thorn EMI Pension Ltd (Transferee) :-

"The Property is transferred:

Subject to the exceptions and reservations in favour of the Board and its successors in title contained in the First Schedule hereto

THE FIRST SCHEDULE

(Exceptions and Reservations)

(1) The right at any time to erect or suffer to be erected any building or other erection now standing or hereafter to be erected on any part of the Board's adjoining or neighbouring land in such a manner as to obstruct or interfere with the passage of light or air to any building which is or may be erected upon the Property and any access of light or air over the adjoining land of the Board shall be deemed to be enjoyed by the licence or consent of the Board and not as or right

(2) The right of support from the Property for the adjoining property of the Board

(3) The right to have maintain repair cleanse use reconstruct alter and remove any drains pipes watercourses culverts wires cables structures and works on over or under the Property now used for the benefit of the adjoining Property of the Board

(4) Full right and liberty for the Board and their successors in title with or without workmen and equipment at all reasonable times to enter upon the Property for the purposes of exercising the right reserved by paragraph (3) above

(5) Full right and liberty for the Board and its successors in title with or without workmen and equipment at all reasonable times to enter upon the Property for the purpose of inspecting maintaining repairing renewing reinstating altering or amending any fences walls banks abutment or retaining walls bridges and other works of the Board and any work which may in the opinion of the Board be necessary for the proper operation of the Board's undertaking on their adjoining or neighbouring land

(6) the power and liberty at any time hereafter if necessary in the interests of the Board to stop up or otherwise affect any rights of way or other easements or privileges whether now in existence or not which the Transferee may at any time be using or enjoying (other than by virtue of this agreement or any grant or licence in writing from the Board) over any adjoining land as appurtenant incident or belonging to the Property

the Board making good any damage occasioned to the Property by the exercise of the rights of entry reserved by paragraph (4)(5) and (6)

(7) full right and liberty for the waters of the Board's adjacent waterway to seep flood and erode the Property free from liability to make any payment whatsoever in respect of any annoyance inconvenience disturbance nuisance and damage thereby caused"

- 6 (11.10.2011) The land in this title has the benefit of the rights reserved by a Transfer of the land tinted yellow on the title plan dated 3 June 1992 made between (1) British Waterways Board and (2) Geo Browns Implements Limited.

NOTE: Copy filed under BD171493.

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 (10.09.2012) PROPRIETOR: CANAL & RIVER TRUST (Co. Regn. No. 07807276) of First Floor North Station House, 500 Elder Gate, Milton Keynes MK9 1BB acting as Trustee of the Waterways Infrastructure Trust (Registered Charity Number 1146792-2).
- 2 (22.05.2014) RESTRICTION: No disposition by the proprietor of the registered estate to which section 117-121 or section 124 of the Charities Act 2011 applies is to be registered unless the instrument contains a certificate complying with section 122(3) or section 125(2) of that Act as appropriate.
- 3 (16.01.2015) RESTRICTION: No transfer or lease 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 Canal & River Trust of First Floor North, Station House, 500 Elder Gate, Milton Keynes MK9 1BB or their conveyancer that the provisions of clause 2.4.1 of a Trust Settlement dated 28 June 2012 and made between the Secretary of State for Environment, Food and Rural Affairs (1) and Canal & River Trust (2) (as amended by The Waterways Infrastructure Trust Infrastructure Property Modification Agreement dated 14 February 2014 and made between the same parties) and of article 7 of the British Waterways Board Transfer Scheme 2012 (as amended by the British Waterways Board Transfer Scheme 2012 Modification Agreement 2013) 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 (11.10.2011) The land is subject to the rights granted by a Deed of Grant dated 13 February 1970 made between (1) The British Waterways Board and (2) Bedfordshire County Council.
NOTE:-Copy duplicate filed.
- 2 (11.10.2011) A Licence dated 1 December 1970 made between (1) British Waterways Board and (2) The Urban District Council of Leighton-Linslade relates to the laying, use, maintenance and replacement of a water pipe under the towing path.
NOTE:-Copy filed.
- 3 (11.10.2011) A Licence dated 27 September 1971 made between (1) The British Waterways Board and (2) Leighton-Linslade Urban District Council relates to the laying, use and maintenance of a surface water sewer under the canal and the construction of a surface water manhole.
NOTE:-Copy filed.
- 4 (11.10.2011) An Agreement dated 23 October 1986 made between (1) The County Council of Bedfordshire and (2) The British Waterways Board relates to access rights over the towpath.
NOTE:-Copy filed.
- 5 (11.10.2011) An Agreement dated 21 July 1995 made between (1) British Waterways Board and (2) British Telecommunications PLC relates to rights to retain use and access telecommunications apparatus.
NOTE:-Copy filed under EGL516166.
- 6 (11.10.2011) An Agreement dated 25 July 1995 made between (1) British Waterways Board and (2) The Regional Electricity Companies of England

C: Charges Register continued

and Wales and the National Grid Company PLC relates to rights to retain use and access electric lines and associated apparatus.

NOTE:-Copy filed under ST238771.

- 7 (11.10.2011) An Agreement dated 1 April 1997 made between (1) British Waterways Board and (2) BG Plc relates to the inspection, alteration, repair and maintenance of pipes, gas mains and associated apparatus.

NOTE:-Copy filed under HD507106.

- 8 (11.10.2011) A Deed dated 1 April 1998 made between (1) British Waterways Board and (2) BG PLC relates to rights to retain use and access pipelines, gas mains and associated apparatus.

NOTE:-Copy filed under NGL869727.

- 9 (11.10.2011) An Agreement dated 9 May 2000 made between (1) British Waterways Board (2) Fibreway Limited and (3) Marconi Corporation Plc relates to the use of a Fibreway Network under and along the Waterway Network .

NOTE: Copy filed under NGL869727.

- 10 (11.10.2011) By a Supplemental Agreement dated 2 May 2003 made between (1) British Waterways Board and (2) The Distribution Network Operators of England and Wales and National Grid Company Plc the terms of the Agreement dated 25 July 1995 referred to above were varied.

NOTE:-Copy filed under HD507106.

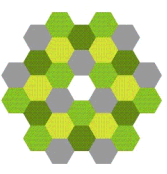
- 11 (11.10.2011) An Agreement dated 22 February 2005 made between (1) Anglian Water Services Limited and (2) British Waterways Board relates to discharge into waterways.

NOTE:-Copy filed under HD510726.

End of register

HM Land Registry Current title plan

Title number **BD280614**
Ordnance Survey map reference **SP9124NE**
Scale **1:2500**
Administrative area **Central Bedfordshire**



©Crown Copyright. Produced by HM Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316.



This is a copy of the title plan on 13 JUL 2017 at 15:17:27. 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.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan 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. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Peterborough Office.