

Ocklad Park

Title Number : NK172664

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.

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 31 OCT 2020 at 16:11:43 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	: NK172664
Address of Property	: land lying to the north of Rectory Lane, Mulbarton
Price Stated	: Not Available
Registered Owner(s)	: MULBARTON PARISH COUNCIL care of The Clerk to the Council, Mrs. I.S. Eagle of 55 Lark Rise, Mulbarton, Norfolk.
Lender(s)	: None

Title number NK172664

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 31 OCT 2020 at 16:11:43. 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.

NORFOLK : SOUTH NORFOLK

1 (08.03.1995) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land lying to the north of Rectory Lane, Mulbarton.

2 (08.03.1995) The Deed dated 17 February 1995 referred to in the Charges Register is expressed to grant the following right:-

"Grant of surface water drainage rights

5.1 The Trustees as trustees hereby grant the Parish Council and the Parish Council's successors in title the owners and occupiers for the time being of the Red Land and each and every part of it the right to drain surface water from the Red Land into the Ditch as currently enjoyed."

3 (08.03.1995) The Deed dated 17 February 1995 referred to in the Charges Register contains the following provision:-

"Declaration of boundary ownership

4.1 The Parish Council and the Trustees hereby agree and declare that ownership of the ditch situate between the Red Land and the Blue Land between the points marked "A" and "B" on the Plan ("the Ditch") shall remain with the Trustees and that the hedge to the west of the Ditch shall be a party hedge"

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 (08.03.1995) PROPRIETOR: MULBARTON PARISH COUNCIL care of The Clerk to the Council, Mrs. I.S. Eagle of 55 Lark Rise, Mulbarton, Norfolk.

2 (08.03.1995) RESTRICTION:-Except under an order of the Registrar no transfer of the property or any part of the property is to be registered without the consent of

C: Charges Register

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

1 (08.03.1995) The 1a Conveyance of the 1 1947 made between to the following rights reserved by a dated 28 January

C: Charges Register continued

[REDACTED] (Purchaser):-

except and reserving also the right for the said [REDACTED] and her successors in title the owners and occupiers for the time being of the said property coloured blue on the said plan to lay pipes not exceeding eight inches in diameter under the soil of the property hereby conveyed And Also if required to make thereon an inspection chamber or chambers And at all times to enter the property hereby conveyed with or without workmen servants and others for the purpose of laying repairing maintaining cleansing and replacing such pipes and inspection chamber or chambers the said [REDACTED] and her successors in title making good all damage occasioned thereby And except and reserving also the right for the said [REDACTED] of drainage and passage of soil and water through such pipes and either into the ditch on the property hereby conveyed marked 'B' on the said plan or into the ditch on the property hereby conveyed marked 'C' on the said plan

NOTE 1: The land coloured blue referred to adjoins the north west corner of the land in the title and is shown on the filed plan as Old Hall and Old Hall Farm

NOTE 2: The ditches marked 'B' and 'C' lie to the north and north east respectively of the land in the title.

- 2 (08.03.1995) A Transfer of the land in this title dated 17 February 1995 made between (1) [REDACTED] and [REDACTED] and (2) Mulbarton Parish Council contains restrictive covenants.

NOTE: The matters contained in the Conveyance dated 28 January 1947 referred to in the above Transfer do not necessitate further entries on the register.

NOTE 2:-The Conveyance dated 12 January 1989 referred to in the above Transfer is of land adjoining part of the western boundary of the land on the title, and the covenants contained in clauses 3(b) and 3(c) thereof are set out below:-

3(b) Not to use the Property otherwise than as a football pitch or for the playing of other sports

(c) Not to erect any building or structure whatsoever on the Property except for use in connection with the user of the Property for a football pitch or other sports or the storage of machinery and equipment used in connection with such user

NOTE 3:-Original filed.

- 3 (08.03.1995) The land is subject to the following rights granted by a Deed dated 17 February 1995 made between (1) Mulbarton Parish Council (Parish Council) (2) [REDACTED] and [REDACTED] (Executors) and (3) [REDACTED] and [REDACTED] (Trustees):-

"The Parish Council as beneficial owner hereby grants unto the Trustees and the Trustees successors in title the owners and occupiers for the time being of the Blue Land and each and every part of it a right of way with or without vehicles at all times and for all purposes over and around the outer edges of the Red Land shown coloured brown on the Plan such right of way to be of a width sufficient for a road serving the Blue Land

3.2 The Parish Council as beneficial owner hereby grants the Executors and the Executors successors in title the owners and occupiers for the time being of the Green Land and each and every part of it a right of way with or without vehicles at all times and for all purposes over and around the outer edges of the Red Land shown coloured brown on the Plan such right of way to be of a width sufficient for a road serving the Green Land"

NOTE: Copy filed.

Title number NK172664

C: Charges Register continued

4 (08.03.1995) A Supplemental Agreement dated 17 February 1995 made between (1) [REDACTED] and [REDACTED] and (2) Mulbarton Parish Council contains provisions relating to the payment of additional moneys as therein mentioned.

NOTE: Original filed.

End of register