

## Appendix 14 – Land Registry Documents in relation to Areas A and B and Area C

## Land Registry



## Register View - HTML

## Register view information

THIS IS A PRINT OF THE VIEW OF THE REGISTER OBTAINED FROM HM LAND REGISTRY SHOWING THE ENTRIES SUBSISTING IN THE REGISTER ON 30 AUG 2013 AT 15:57:16. BUT PLEASE NOTE THAT THIS REGISTER VIEW IS NOT ADMISSIBLE IN A COURT IN THE SAME WAY AS AN OFFICIAL COPY WITHIN THE MEANING OF S.67 LAND REGISTRATION ACT 2002. UNLIKE AN OFFICIAL COPY, IT MAY NOT ENTITLE A PERSON TO BE INDEMNIFIED BY THE REGISTRAR IF HE SUFFERS A LOSS BY REASON OF A MISTAKE CONTAINED WITHIN IT. THE ENTRIES SHOWN DO NOT TAKE ACCOUNT OF ANY APPLICATIONS PENDING IN THE REGISTRY.

FOR SEARCH PURPOSES, THE ABOVE DATE SHOULD BE USED AS THE SEARCH FROM DATE.

THIS TITLE IS DEALT WITH BY LAND REGISTRY, PETERBOROUGH OFFICE

TITLE NO: CB371633

REGISTER LAST UPDATED ON : 19 JUL 2012 AT 15:00:55

[New enquiry](#)

[Printer-Friendly Version](#)

Use current title number for:

[Title Plan View](#)

[OC Title Known](#)

[OS with Priority](#)

[OS w/o Priority](#)

[Home Rights](#)

## Register View

Caution register kept under Section 19 of the Land Registration Act 2002

A: Caution Property Register

Containing a description of the legal estate to which the caution relates.

CAMBRIDGESHIRE : SOUTH CAMBRIDGESHIRE

1. (19.07.2012) Caution against first registration of the freehold estate in land relating to the land shown edged with red on the caution plan of the above title filed at the Registry and being Hill Trees, Shelford Bottom, Cambridge (CB22 3AD).
2. (19.07.2012) The statement of truth accompanying the caution states the cautioner claims the following interest in the estate:  
  
I have an option to purchase Hill Trees House, Feb 7th 2006. I have two further options to purchase Hill Tree House 21 March 2009. Signed by Freda Cooke and dated by Freda Cooke. Also an (sic) sale agreement between Freda Cook and Fleet Stother Cooke dated 8-2-2011

-NOTE: Copy Agreements filed..

B: Cautioner's Register

Containing the name of the cautioner, address(es) for service and details of any person consenting to the lodging of the caution.

1. (19.07.2012) CAUTIONER: FLEET STOTHER COOKE of 136 Perne Road, Cambridge CB1 3NX.

End of caution register

NOTE 1: The date at the beginning of entry 1 in the Caution Property Register is the date on which the caution was originally registered.

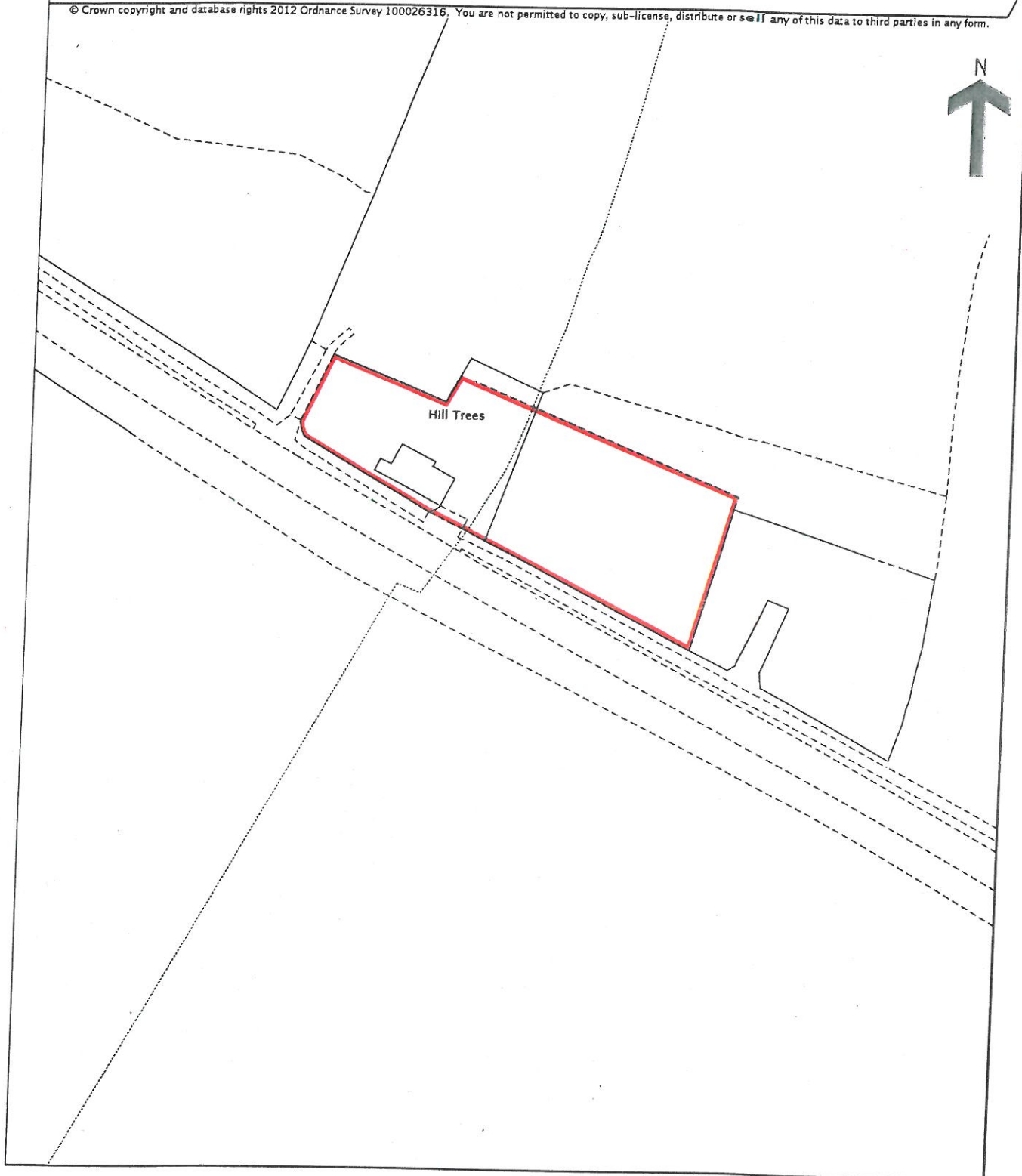
NOTE 2: Symbols included in register entries do not form part of the register and are used by Land Registry for internal purposes only.

Land Registry  
Current caution  
plan

Title number **CB371633**  
Ordnance Survey map reference **TL4853NW**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Cambridgeshire : South**  
**Cambridgeshire**



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This is a print of the view of the caution plan obtained from Land Registry showing the state of the caution plan on 30 August 2013 at 15:58:44. This caution 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. See Land Registry Public Guide 19 - Title plans and boundaries.

This caution is dealt with by Land Registry, Peterborough Office.

THIS IS A PRINT OF THE VIEW OF THE REGISTER OBTAINED FROM HM LAND REGISTRY SHOWING THE ENTRIES SUBSISTING IN THE REGISTER ON 30 AUG 2013 AT 16:01:12. BUT PLEASE NOTE THAT THIS REGISTER VIEW IS NOT ADMISSIBLE IN A COURT IN THE SAME WAY AS AN OFFICIAL COPY WITHIN THE MEANING OF S.67 LAND REGISTRATION ACT 2002. UNLIKE AN OFFICIAL COPY, IT MAY NOT ENTITLE A PERSON TO BE INDEMNIFIED BY THE REGISTRAR IF HE SUFFERS A LOSS BY REASON OF A MISTAKE CONTAINED WITHIN IT. THE ENTRIES SHOWN DO NOT TAKE ACCOUNT OF ANY APPLICATIONS PENDING IN THE REGISTRY. FOR SEARCH PURPOSES THE ABOVE DATE SHOULD BE USED AS THE SEARCH FROM DATE.

THIS TITLE IS DEALT WITH BY LAND REGISTRY, PETERBOROUGH OFFICE.

TITLE NUMBER: CB377336

There is no application or official search pending against this title.

## A: Property Register

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

CAMBRIDGESHIRE : SOUTH CAMBRIDGESHIRE

- 1 (12.03.2013) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land adjoining Hilltrees, Shelford Bottom, Cambridge (CB22 3AD).

## 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 possessory

- 1 (12.03.2013) PROPRIETOR: FLEET STUTHER COOKE of 136 Perne Road, Cambridge CB1 3NX.

## C: Charges Register

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

- 1 (12.03.2013) A Conveyance of the land in this title and other land dated 21 August 1953 made between (1) The Master and Fellows of Gonville and Caius College in the University of Cambridge and (2) E. Lacon & Co. Limited contains restrictive covenants but neither the original deed nor a certified copy or examined abstract thereof was produced on first registration.
- 2 (12.03.2013) A Conveyance of the land in this title and other land dated 17 September 1971 made between (1) E. Lacon & Co. Limited (Vendor) and (2) Freda Marjorie Christine Cook (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

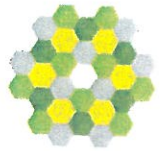
## Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 17 September 1971 referred to in the Charges Register:-

"The Purchaser for herself and the persons deriving title through or under her hereby covenants with the Vendor and its associated Company Whitbread (London) Limited whose registered office is at Brewery Chiswell Street in the City of London and their respective successors in title for the benefit and protection of each and every of the properties of the Vendor and the said Whitbread (London) Limited known as The Railway Tavern Public House, Great Shelford The Rose Public

# Land Registry Current title plan

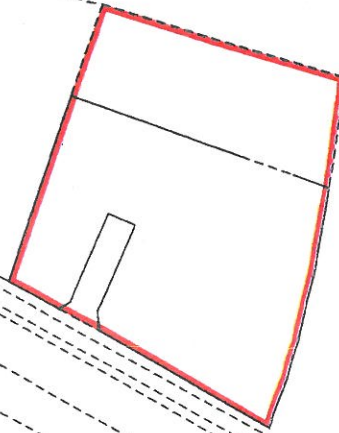
Title number **CB377336**  
Ordnance Survey map reference **TL4853NW**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Cambridgeshire : South Cambridgeshire**



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Hill Trees



This is a print of the view of the title plan obtained from Land Registry showing the state of the title plan on 30 August 2013 at 16:02:07. 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. See Land Registry Public Guide 19 - Title plans and boundaries.

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