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Official copy of register of title

Title number SY860843

Edition date 19.12.2019

- This official copy shows the entries on the register of title on 27 JUL 2021 at 11:07:24.
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- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 27 Jul 2021.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Durham Office.

A: Property Register

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

SURREY : EPSOM AND EWELL

- 1 The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land on the south side of Epsom General Hospital, Dorking Road, Epsom (KT18 7EG).
- 2 (28.07.1992) A Conveyance of the land edged in yellow on the title plan and other land dated 25 June 1937 made between (1) Henry John Roll and Frank Ernest Roll (Vendors) and (2) The County Council of the Administrative County of Surrey (Purchaser) contains the following provision:-

"THE Purchasers shall not be nor become entitled to any easement or right of light or air or other easement or right which would restrict or interfere with the free use of the adjoining land of the Vendors by the Vendors or any person or persons deriving title under them for building or any other purposes"
- 3 (18.04.1997) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of land lying to the north east of the land in this title dated 27 March 1997 made between (1) Epsom Health Care National Health Service Trust and (2) St Kilda Trust.

NOTE: Copy filed under SY668490.
- 4 (02.10.1997) The Deed dated 25 September 1997 referred to in the Charges Register is expressed to grant a right of way as therein mentioned.
- 5 (14.02.2018) The land has the benefit of but is subject to any legal easements granted by Deed dated 19 March 1999 referred to in the charges register.

NOTE:-Copy filed under SY627272.
- 6 (18.03.2019) The land has the benefit of any legal easements granted by the Transfer dated 6 March 2019 referred to in the Charges Register but is subject to any rights that are reserved by the said deed and affect the registered land.
- 7 (18.03.2019) The Transfer dated 6 March 2019 referred to above contains a provision relating to the creation and/or passing of easements.

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 (18.03.2019) PROPRIETOR: SENIOR LIVING URBAN (EPSOM) LIMITED (Co. Regn. No. 11848482) of 1 Coleman Street, London EC2R 5AA.
- 2 (18.03.2019) The price stated to have been paid on 6 March 2019 was £18,500,000.
- 3 (18.03.2019) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a certificate signed by a conveyancer that the provisions of clause 12.13 of the Transfer dated 6 March 2019 referred to in the Charges register have been complied with or that they do not apply to the disposition.
- 4 (18.03.2019) RESTRICTION: No disposition 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 Epsom and St Helier University Hospitals NHS Trust of St Helier Hospital, Wrythe Lane, Carshalton, Surrey SM5 1AA or their conveyancer that the provisions of clause 9 of an overage deed dated 6 March 2019 made between (1) Epsom and St Helier University Hospitals NHS Trust and (2) Senior Living (Epsom) Limited 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 (28.07.1992) The land tinted pink on the title plan is subject to the following rights reserved by a Conveyance thereof and other land dated 30 March 1932 made between (1) Sir Edward Northey (Vendor) and (2) Surrey County Council (Purchasers):-

"EXCEPTING AND RESERVING unto the Vendor his successors in title his and their assigns the full and free right of user by the Vendor and all others entitled by through or under him of any adjoining land for building or other purposes whether any doors windows or lights to be set up in any buildings now erected or henceforth to be erected on the land hereby conveyed be obstructed or not."

2 (28.07.1992) A Conveyance affecting the land edged in yellow and tinted mauve on the title plan dated 22 February 1936 made between (1) Sir Edward Northey and (2) Henry John Roll and Frank Ernest Roll contains a covenant but neither the original deed nor a certified copy or examined abstract thereof was produced on first registration.

3 (28.07.1992) A Supplemental Agreement dated 20 May 1963 made between (1) The Minister of Health and (2) The South Eastern Electricity Board relates to an underground electricity cable in the position indicated by a blue broken line on the title plan.

NOTE: Copies of Supplemental Agreement and the Principal Agreement referred to therein filed.

4 (21.10.1992) The land is subject to the following easements granted by a lease of land lying to the north of the land in this title dated 20 July 1992 made between (1) Epsom Health Care National Health Service Trust and (2) British Gas Plc for a term of 99 years from 29 September 1989:-

"TOGETHER with the full and free right and liberty for British Gas to lay construct inspect maintain protect use replace remove or render unusable a pipeline for the transmission or storage of gas or other materials (whether such gas or materials are transmitted by British Gas on its own behalf or on behalf of other persons) and all necessary apparatus ancillary thereto (hereinafter called "the easements") in upon and over a strip of land A MAXIMUM OF SIX METRES in width coloured

C: Charges Register continued

pink for identification purposes only on the plan annexed hereto (hereinafter referred to as "the strip of land")

AND TOGETHER ALSO with the right for British Gas its servants agents and licensees in common with others similarly entitled to pass and repass at all reasonable times and in an emergency at any time for all purposes connected with the said land and the easement land whether or not with workmen vehicles machinery and apparatus over and along the strip of land".

NOTE 1: The land coloured pink referred to is hatched blue on the title plan so far as it affects the land in this title.

NOTE 2: Lessee's title registered under SY629276.

- 5 (18.04.1997) The land is subject to any rights that are granted by a Transfer of land adjoining the southern boundary of the land in this title dated 27 March 1997 made between (1) Epsom Health Care National Health Service Trust and (2) St Kilda Trust and affect the registered land.

NOTE: Copy filed under SY668491.

- 6 (02.10.1997) A Deed dated 25 September 1997 made between (1) Adrian Edwin White and others and (2) Epsom Health Care National Health Service Trust contains restrictive covenants.

NOTE: Copy filed under SY627272.

- 7 (30.03.1999) The land is subject to the rights granted by a Deed dated 19 March 1999 made between (1) St Kilda Trust and (2) Epsom Health Care National Health Service Trust.

The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed under SY627272.

- 8 (18.03.2019) A Transfer of the land in this title dated 6 March 2019 made between (1) Epsom & St Helier University Hospitals NHS Trust and (2) Senior Living Urban (Epsom) Limited contains restrictive covenants.

NOTE: Copy filed.

- 9 (13.09.2004) UNILATERAL NOTICE in respect of permission to install telecommunications equipment contained in a Lease dated 8 September 2004 made between (1) Epsom & St Helier National Health Service Trust and (2) Orange Personal Communications Services Limited

NOTE: No copy of the Lease referred to is held by HM Land Registry.

- 10 (13.09.2004) BENEFICIARY: Orange Personal Communications Services Limited of Central Estate (SUR189), Orange Personal Communications Services Limited, St James Court, Great Park Road, Almondsbury Park, Bradley Stoke, Bristol BS32 4QJ.

- 11 (18.03.2019) The land is subject to the easements granted by a lease of part of Epsom General Hospital, Dorking Road dated 6 March 2019 made between (1) Senior Living Urban (Epsom) Limited and (2) Epsom and St Helier University Hospitals NHS Trust for a term of years from and including 6 March 2019 to and including 30 June 2021.

NOTE: Copy filed.

End of register