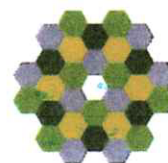


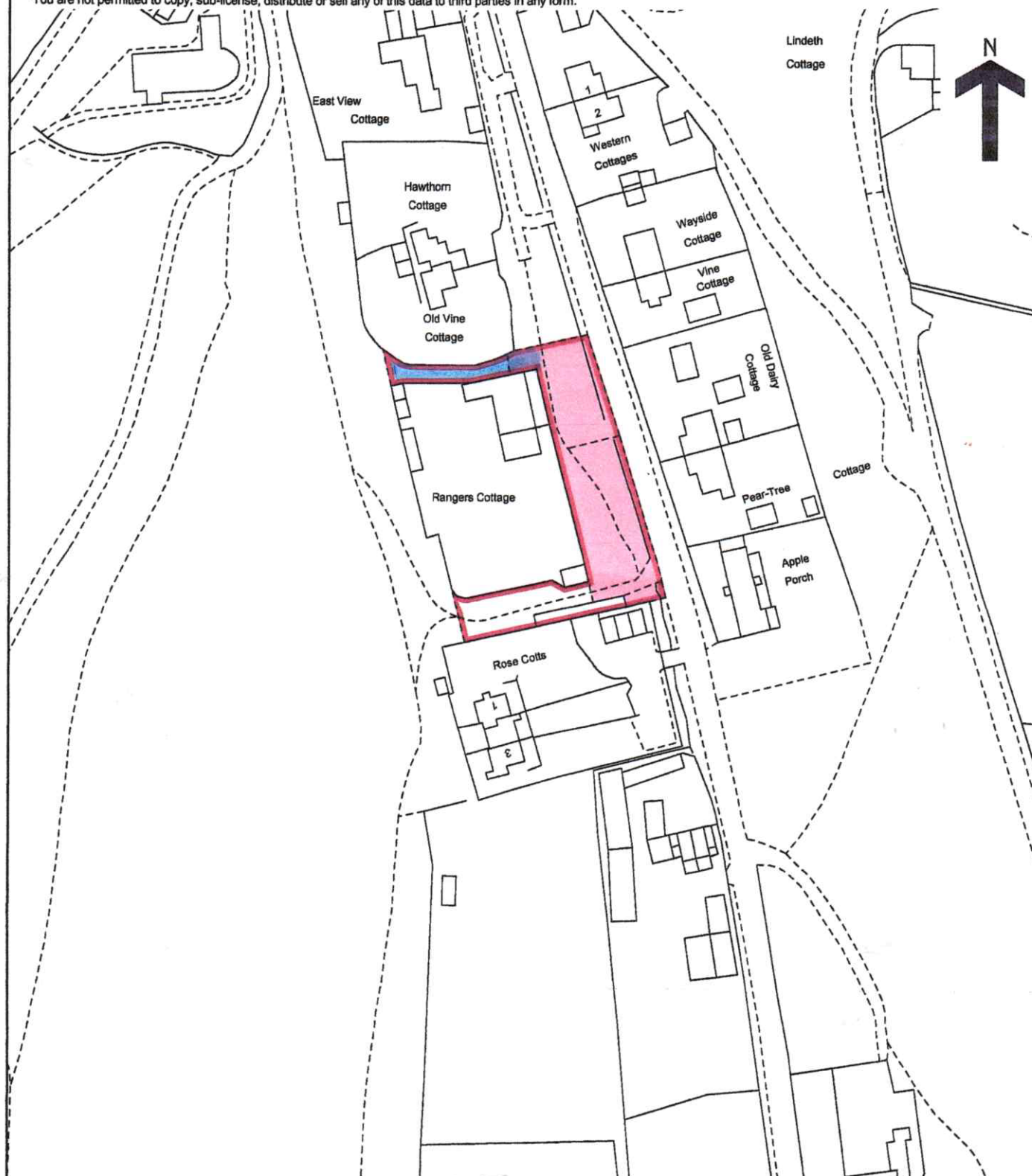
# HM Land Registry Official copy of title plan

Title number **SY849295**  
Ordnance Survey map reference **TQ0844NE**  
Scale **1:1250** enlarged from 1:2500  
Administrative area **Surrey: Guildford**



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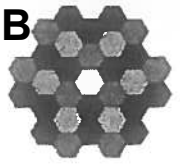
**This official copy issued on 6 February 2018 shows the state of this title plan on 6 February 2018 at 17:31:13.**

It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).

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, Durham Office.**



# Official copy of register of title

Title number SY849295

Edition date 10.11.2017

- This official copy shows the entries in the register of title on 6 February 2018 at 17:31:13.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 6 February 2018.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title, see [www.gov.uk/land-registry](http://www.gov.uk/land-registry).
- 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 : GUILDFORD

- 1 (05.08.2015) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land adjoining Rangers Cottage, Ewhurst Road, Peaslake, Guildford (GU5 9RW).
- 2 (05.04.2016) The mines and minerals are excepted.

## 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 (10.11.2017) PROPRIETOR: CHRISTOS ANDREAS and LINDA FLEUR ANDREAS of Rangers Cottage, Ewhurst Road, Peaslake, Guildford GU5 9RW.

## C: Charges register

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

- 1 (05.08.2015) The land so far as affected thereby is subject to the matters contained in a Deed of Grant dated 12 March 1980 made between (1) H. Bray (2) The Trustees of The Bray Settled Estates and (3) British Gas Corporation but neither the original deed nor a certified copy or examined abstract thereof was produced on first registration.
- 2 (05.08.2015) The land so far as affected thereby is subject to the rights granted by a Deed of Grant of Easement dated 18 February 1981 made between

## C: Charges register continued

(1) H. Bray (2) The Trustees of The Bray Settled Estates and (3) British Gas Corporation.

The said Deed also contains restrictive covenants by the grantor.

NOTE 1: Only a partial uncoloured copy of the Deed was supplied on first registration.

NOTE:-Copy filed under SY829362.

- 3 (05.08.2015) The land so far as affected thereby is subject to the rights granted by a Deed of Grant dated 6 March 1989 made between (1) H. Bray (2) The Trustees of The Bray Settled Estates and (3) Timothy Julian Peter Coghlan.

NOTE:-Copy filed under SY829362.

- 4 (10.11.2017) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.  
The leases grant and reserve easements as therein mentioned.

## Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	08.03.2011 tinted pink	land at Ewhurst Road	22.02.2011 50 years from 1 January 2006	SY793701

NOTE 1: The lease comprises also other land.

NOTE 2: Copy lease filed under SY793701.

## End of register

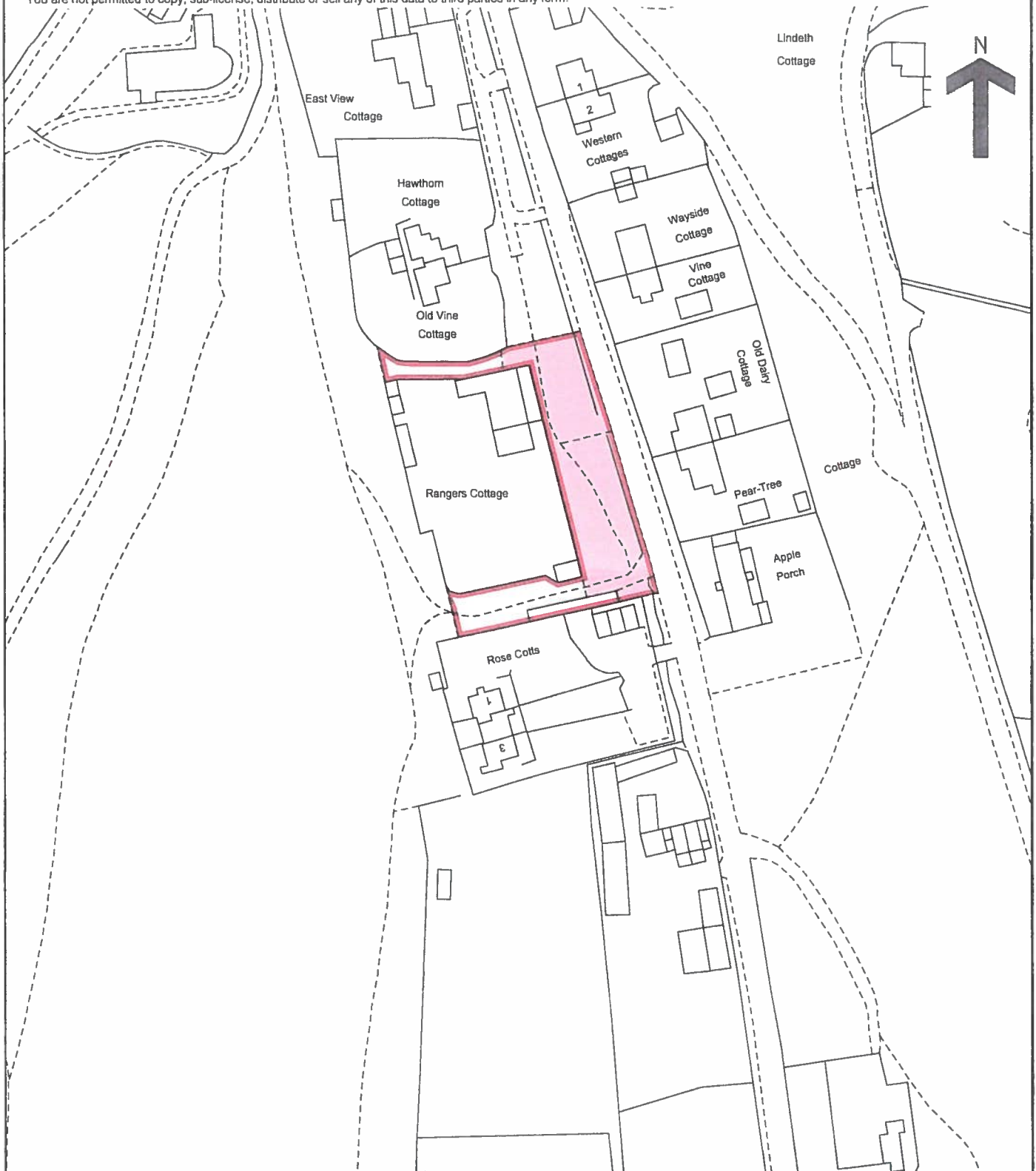
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Title number **SY849295**  
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Scale **1:1250** enlarged from 1:2500  
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It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).

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



THIS IS A PRINT OF THE VIEW OF THE REGISTER OBTAINED FROM HM LAND REGISTRY SHOWING THE ENTRIES SUBSISTING IN THE REGISTER ON 14 NOV 2022 AT 16:55:01. 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 OR SHE SUFFERS LOSS BY REASON OF A MISTAKE CONTAINED WITHIN IT. THE ENTRIES SHOWN DO NOT TAKE ACCOUNT OF ANY APPLICATIONS PENDING IN HM LAND REGISTRY. FOR SEARCH PURPOSES THE ABOVE DATE SHOULD BE USED AS THE SEARCH FROM DATE.

THIS TITLE IS DEALT WITH BY HM LAND REGISTRY, DURHAM OFFICE.

TITLE NUMBER: SY793701

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. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

SURREY : GUILDFORD

- 1 (08.03.2011) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being land on the west side of Ewhurst Road, Peaslake, Guildford.
- 2 (08.03.2011) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:  
 Date : 22 February 2011  
 Term : 50 years from 1 January 2006  
 Parties : (1) Handa Bray  
 (2) Shere Parish Council  
 NOTE: The lease comprises also other land
- 3 (08.03.2011) The Lease prohibits or restricts alienation.
- 4 (08.03.2011) The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.

## 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 (08.03.2011) PROPRIETOR: SHERE PARISH COUNCIL of Tanyard Hall, 30 Station Road, Gomshall, Guildford, Surrey GU5 9LF.

## C: Charges Register

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

- 1 (27.03.2015) The land tinted blue on the title plan is subject to a right of way with or without vehicles over the land tinted blue on the title plan together with a right of parking thereon. The extent of this right, having been acquired by prescription, may be limited by the nature of the user from which it has arisen.

NOTE: Copy statement of truth dated 22 October 2014 made by Christos

## C: Charges Register continued

*Andreas and Linda Fleur Andreas filed under SY204784.*

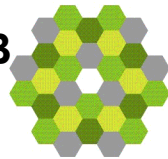
- 2 (03.08.2018) The land edged blue on the title plan is subject to a right of way with or without vehicles for the benefit of land on the north side of Hawthorn Cottage. The extent this right, having been acquired by prescription, may be limited by the nature of the user from which it has arisen.

NOTE 1: The land in this title is not subject to the parking right that is referred to in the Statutory Declarations below.

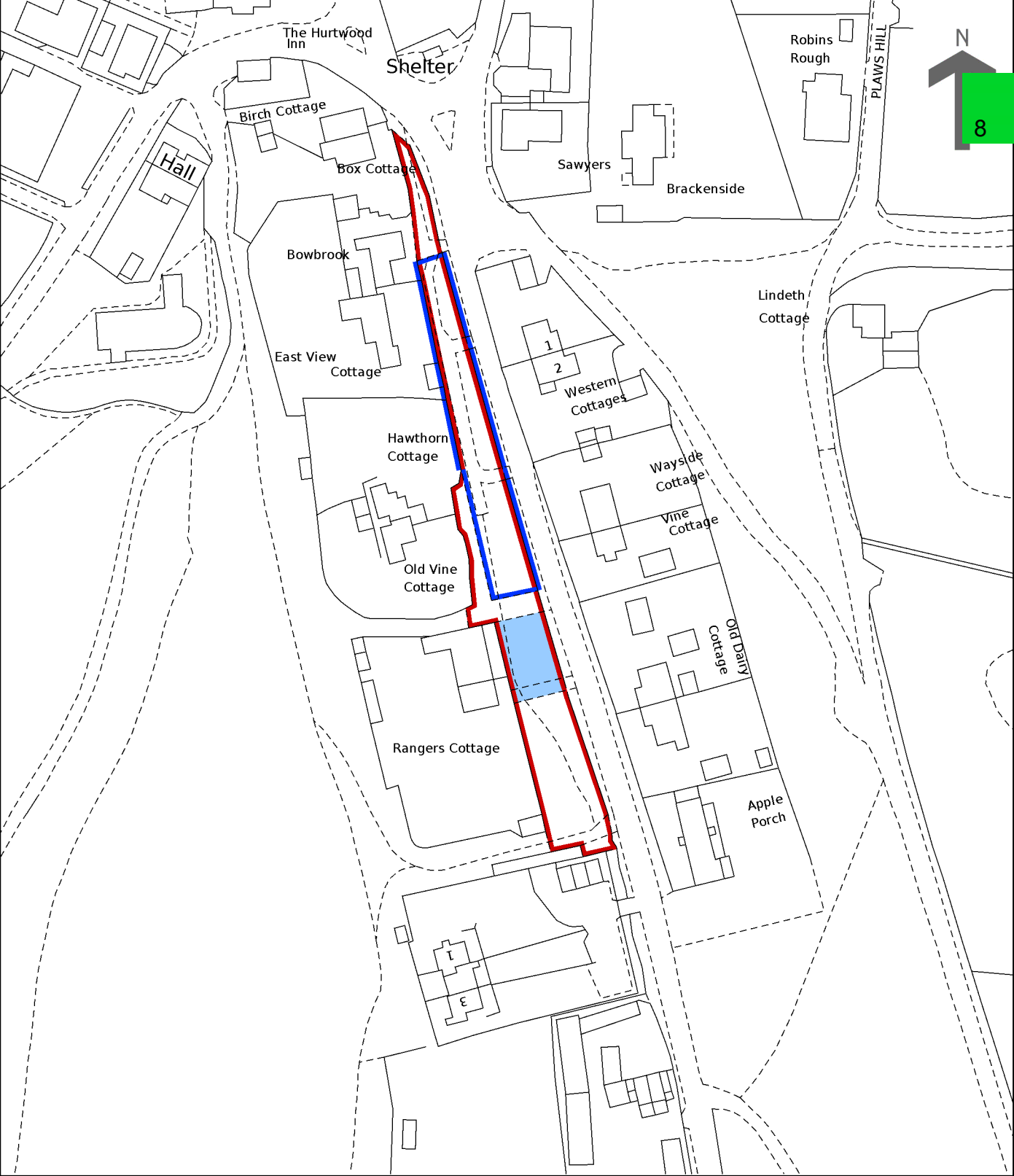
NOTE 2: Statutory Declarations dated 18 May 2018, 1 June 2018 and 4 June 2018 made by Peter William Brian Cross, Amanda Deborah Davies-Cross and Michael Edward Goddard respectively were lodged in support of the claim to the benefit of the right.

NOTE 3: Copy Statutory Declarations filed under SY220543.

End of register



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This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 16 November 2022 at 09:23:44. 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.

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