

Title Number : SY361199

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

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This extract shows information current on 3 SEP 2021 at 17:07:49 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	: SY361199
Address of Property	: known as Urn Field lying to the east of Downside Road, Guildford
Price Stated	: Not Available
Registered Owner(s)	: GUILDFORD COUNTY SCHOOL (Co. Regn. No. 08303773) of Farnham Road, Guildford GU2 4LU.
Lender(s)	: None

Title number SY361199

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 3 SEP 2021 at 17:07:49. 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.

SURREY : GUILDFORD

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being known as Urn Field lying to the east of Downside Road, Guildford.
- 2 The Transfer of the land edged yellow on the filed plan dated 21 December 1965 referred to in the Charges Register was expressed to be transferred with the mines and minerals thereunder (other than mines of coal as defined by the Coal Industry Nationalisation Act 1946). For the purpose of claiming indemnity pursuant to section 83 of the Land Registration Act 1925 such mines and minerals are not deemed to be included in this title.

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 (15.01.2013) PROPRIETOR: GUILDFORD COUNTY SCHOOL (Co. Regn. No. 08303773) of Farnham Road, Guildford GU2 4LU.
- 2 (15.01.2013) The value as at 15 January 2013 was stated to be between £200,001 and £500,000.
- 3 (04.06.2015) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the Secretary of State for Education of Sanctuary Buildings, Great Smith Street, London, SW1P 3BT.

C: Charges Register

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

- 1 A Conveyance of the land edged blue on the filed plan and other land dated 24 July 1950 made between (1) The Right Honourable William Arthur Bampfylde of Onslow (2) The Most Honourable George John Patrick Dominic The Marquis of Townshend and The Right Honourable Peter Alexander Rupert Baron Carrington and (3) Guildford Corporation contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 The land edged blue on the filed plan is subject to the following rights granted by a Transfer of adjoining land to the south and east dated 21 December 1965 made between (1) Guildford Corporation and (2) Thomas Charles White:-

"TOGETHER WITH a right of way for the Purchaser and his successors in title owner or owners of the said piece of land hereinbefore described on foot or on horseback only over the strip of land seven feet wide

C: Charges Register continued

between the points marked "C" and "B" on the said plan to connect with the right of way along the west side of Urn Field between the points "B" and "A" on the said plan.

NOTE: The points marked A, B and C referred to are shown by A, B and C respectively on the filed plan.

- 3 The land edged blue on the filed plan is subject to the following rights reserved by a Conveyance dated 21 December 1965 made between (1) Guildford Corporation (Vendors) and (2) The County Council of the Administrative County of Surrey (Council):-

"Except and Reserving unto the Vendors and their successors in title and their lessees tenants servants and licencees and all others now or hereafter entitled to the like right a right of way on foot only over and along the strip of land coloured green on the said plan to the point marked "C" thereon."

NOTE: The land coloured green referred to is hatched blue on the filed plan and the point marked C referred to is so marked C on the filed plan.

- 4 The land edged yellow on the filed plan is subject to the following rights reserved by a Transfer thereof dated 21 December 1965 made between (1) Thomas Charles White (Transferor) and (2) The County Council of the Administrative County of Surrey (Transferees):-

"EXCEPT AND RESERVED unto the Transferor and his successors in title (owner or owners for the time being of the land on the south of the strip of land coloured green on the said plan) and his and their licensees in fee simple a right of way at all times but on foot or on horseback only over the strip of land seven feet in width coloured brown on the said plan between the points marked "A" and "B" thereon."

NOTE: The land coloured green and brown referred to are hatched blue and hatched blue/tinted mauve respectively on the filed plan and the points A and B are reproduced thereon.

- 5 Lease dated 6 July 1970 of The Cottage, numbered 1 on the filed plan to John Fergrieve Brown, Lawrence Powell, James Bob O'Keefe, The Right Honourable William Arthur Bampflyde Sixth Earl of Onslow, KBE, MC, TD, Harold Philpot, Horace Harold Kimber, Charles Richard Wigan, Edward Jones and Geoffrey Osborne Swayne the Governors of the Foundation of the Charity known as King Edward VI Grammer School, Guildford, for 99 years from 24 June 1968 at the rent of one peppercorn (if demanded).

NOTE 1: The lease grants rights of entry, access, drainage and passage and running of water and electricity

NOTE 2: Lessee's title registered under SY398054.

- 6 (04.06.2015) Option to purchase in favour of the Secretary of State for Education contained in a Agreement dated 31 December 2012 made between (1) The Secretary of State for Education and (2) Guildford County School.

NOTE:-Copy filed.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 24 July 1950 referred to in the Charges Register:-

THE Purchaser hereby covenants with the Vendor the owner of the adjoining and neighbouring land edged green on the plan annexed hereto and for the benefit thereof and so as to run with and be binding on the land hereby conveyed into whosoever hands the same may come that the Purchaser and the successors in title of the Purchaser will at all times observe and perform the restrictions and stipulations set out in the First Schedule hereto

Schedule of restrictive covenants continued

1. The Purchaser shall forthwith erect and for ever after maintain good and suitable cattle proof fences or hedges along and within the Northern boundary and part of the Western boundary of the said piece of land hereby conveyed and which boundaries so to be fenced as aforesaid are shown on the said plan with an inturned 'T'

2. No building shall be erected on the land except private dwellinghouses with or without stabling coach houses motor garages and other offices to be used in connection therewith and every such dwellinghouse shall be of a minimum first net cost of two thousand pounds at the least or sheds or other structures necessary whilst the land is being cultivated

3. The development of the land over the whole area shall not exceed a density of two houses per acre

4. No trade or business shall be carried on any part of the land or in any building erected thereon and no building erected on the land or any part shall at any time be used as a factory public institution asylum hospital convalescent home sanatorium or for any like purpose but the said land shall be used as and for agricultural or market garden or allotment land or for private dwellinghouses only

5. No chalk gravel sand or other mineral shall be dug or excavated from the land except such as it may be necessary to excavate in digging foundations or cellars or in laying out the ground for the purpose of building thereon

6. No lime or brick burning shall be allowed to take place on the land

7. No building erected on the land shall at any time be used as an hotel public house inn beer house or beer shop or refreshment house of any description nor shall any intoxicating liquor be sold on the land.

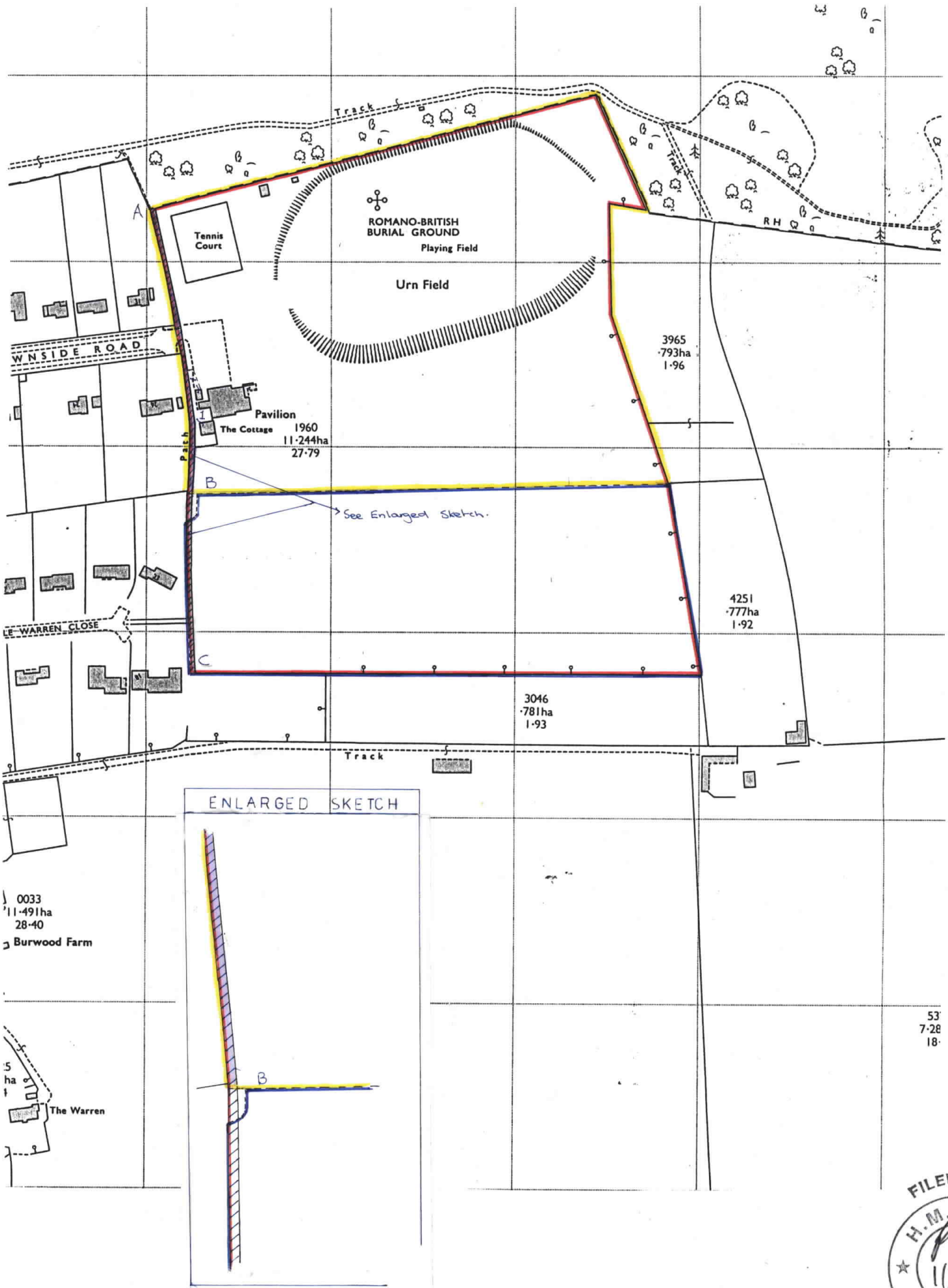
8. No caravan or other vehicle or temporary erection of any kind adapted or intended to be used as a dwelling or sleeping apartment shall be placed or allowed to remain on the land

9. The decision of the Vendor's Surveyor as to the value of a first net cost of any house or other building erected or proposed to be erected on the said land shall be final and binding on all parties.

NOTE: The northern boundary of the land in this title is marked T as referred to in Clause 1 above.

End of register

H.M. LAND REGISTRY		TITLE NUMBER
		SY361199
ORDNANCE SURVEY PLAN REFERENCE	TQ 0249	Scale 1/2500
COUNTY SURREY	DISTRICT GUILDFORD	© Crown copyright



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