

[Stamp: RECEIVED 29 FEB 1971]
-9-6-71
K 88741
[Stamp: INLAND REVENUE]



THIS CONVEYANCE is made the THIR
day of June One thousand nine hundred and
seventy-one BETWEEN THE SECRETARY OF STATE



FOR SOCIAL SERVICES (hereinafter called "the Vendor")
of the one part and ARCHITECTS' CO-PARTNERSHIP ^{INCORPORATED} (an unlimite
Company having a share capital whose registered office is
situate at 7 Soho Square London W1V 6BN (hereinafter called
"the Purchaser") of the other part



HEREAS the Vendor is seised for an estate in fee
simple subject as hereinafter mentioned but otherwise
free from incumbrances of the land and buildings



hereinafter described and hereby conveyed and has agreed with
the Purchaser for the sale to it of the same property subject
as aforesaid for the sum of Sixty-four thousand pounds
(£64,000)

NOW THIS CONVEYANCE made in pursuance of the said
agreement and in consideration of the sum of Sixty-four
thousand pounds (£64,000) paid by the Purchaser to the
Vendor (receipt whereof the Vendor hereby acknowledges)
WITNESSETH as follows:-

1. The Vendor as Trustee hereby conveys to the
Purchaser ALL THAT land and buildings described in the
Schedule hereto and TO HOLD the same unto the Purchaser
in fee simple subject to and with the benefit of

(a) A Deed made the Twenty-fifth January One thousand
nine hundred and thirty-four between the Rt. Hon.
James Buchanan Baron Woolavington of the one part
and the Rural District Council of Hatfield of the
other part and

(b) A Deed of Grant made the Nineteenth day of January One thousand nine hundred and sixty-seven between the Minister of Health of the one part and Eastern Gas Board of the other part so far as the said deeds are still subsisting and affect the land hereby conveyed

2. The Purchaser hereby covenants with the Vendor to observe and perform such of the stipulations or restrictive or other covenants contained in the said Deeds dated Twenty-fifth January One thousand nine hundred and thirty-four and the Nineteenth January One thousand nine hundred and sixty-seven where any breach thereof would expose the Vendor to liability and to indemnify the Vendor against all actions and claims in respect thereof

IN WITNESS whereof the Vendor has caused his Official Seal to be hereunto affixed and the Purchaser has set its Common Seal the day and year first above written

THE SCHEDULE above referred to

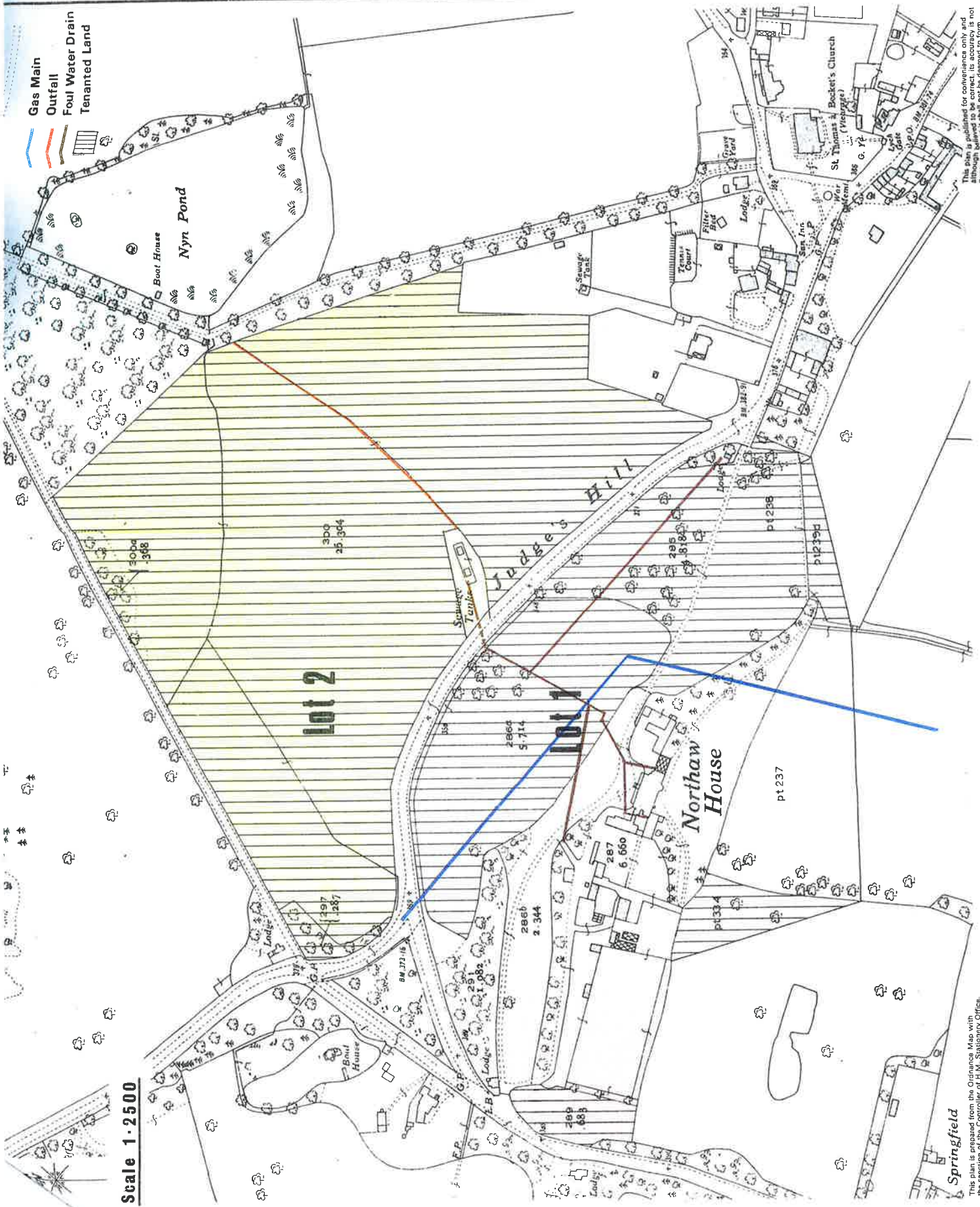
PART I

ALL THAT land in the Parish of Northaw in the County of Hertford containing 26.288 acres or thereabouts as the same is for the purpose of identification only coloured Pink on the plan annexed hereto and is more particularly described in Part II of this Schedule

TOGETHER with the messuages dwellinghouses and outbuildings erected thereon or on some part thereof and known as Northaw House Oak Cottage East Lodge and West Lodge

TOGETHER WITH such of the easements rights and

Gas Main
 Outfall
 Foul Water Drain
 Tenanted Land



Scale 1:2500

This plan is published for convenience only and although believed to be correct, its accuracy is not guaranteed and it shall not be deemed to form part of the contract.

Springfield
 This plan is prepared from the Ordnance Map with the assistance of the Surveyor of the M. S. Stationery Office.
 Crown Copyright Reserved.

privileges as were conveyed by a Conveyance of the said land and other land dated Twentieth December One thousand nine hundred and forty-four by Irene Constance Maynard to the Royal Northern Hospital and which are capable of benefiting the land hereby conveyed

AND TOGETHER WITH the right at all times hereafter to use the sewers or drains sewage tanks and outfall ditch situate on the neighbouring land coloured Yellow on the plan hereto and (as to such sewers or drains and ditch) thereon coloured with Brown and Red lines for the passage and reception of foul and surface water and soil from the property hereby conveyed and any buildings from time to time erected thereon with the right to enter upon the said land coloured Yellow on the said plan (so far only as may be necessary therefor) for the inspection repair maintenance renewal emptying and cleansing of the said sewers or drains sewage tanks and outfall ditch the person or persons exercising such rights making good at his or their own expense all damage or disturbance which may be caused to the surface of the said land coloured yellow on the said plan without unnecessary delay and making compensation for any damage done or occasioned by the exercise of this power

PART II

<u>O. S. Number:</u>	<u>Description:</u>	<u>Acreage:</u>
Pt. 237	Lawns	3.562 est.
Pt. 239D	Arable	.550 "
286	Arable/Pasture, East Lodge and Drive	4.818
286A	Arable	5.714
286B	Gardens and Drive	2.344
287	Northaw House and Gardens	6.660
289	Pasture	.683
291	Spinney	1.082
Pt. 334	Spinney	<u>.875</u> "
		<u>26.288</u> "



{ THE OFFICIAL SEAL of THE SECRETARY
{ OF STATE FOR SOCIAL SERVICES
{ hereunto affixed is authenticated
by: -

THE COMMON SEAL of the
PURCHASER was herewith affixed
:-

Director

Director

DATED

3rd June

1971.

THE SECRETARY OF STATE FOR
SOCIAL SERVICES

to

ARCHITECTS' GO-PARTNERSHIP
INCORPORATED

10/6/71

CONVEYANCE

of

NORTHAW HOUSE, NORTHAW,
HERTFORDSHIRE

Stamp
uplicate within

APPLICATION FOR AN OFFICIAL SEARCH

We hereby apply for an Official Search to be made in the Alphabetical Index to the Registers kept under the above Acts for any subsisting entries therein under the undermentioned names, affecting land in the county of HERTFORDSHIRE (formerly)
parish of NORTHAW....., place or district of HATFIELD.....
(formerly)
known as NORTHAW HOUSE.....
(formerly known as.....)
(formerly plot No.....Estate)

If there has been any change in the description of the land, the former description should be given. In particular, if the land formerly formed part of a larger estate a description of that estate is needed. Failure to supply a former description can lead to entries not being recognised as affecting the land.

Note: Plans are not required to accompany this application.

We have paid the fee of 45p and request that the result of the search be POSTED.....

†N.B.—Insert "posted", "telegraphed" or "telephoned" as required. Telegrams and telephone messages can only be sent after 2 p.m. and on payment of a minimum extra fee of 7/6 and 5/- respectively.

Surname (in block letters)	Christian names (in block letters)
<p>✓ THE SECRETARY OF STATE FOR SOCIAL SERVICES ✓ THE MINISTER OF HEALTH ✓ THE ROYAL NORTHERN HOSPITAL</p>	

If search is required against:

form.

Signature of solicitor or applicant...

Solicitor's reference..... C.G......

30-4-71.....

Telephone No... 01-405-6004.....


The prescribed adhesive Land Registry fee stamp which may be purchased at Head Post Offices having been affixed to the duplicate, this form should be sent by prepaid post addressed to The Superintendent, Land Charges Registry, Kidbrooke, London S.E.3.

NO COVERING LETTER REQUIRED

This space
must be
filled in

<p>NAME AND ADDRESS IN BLOCK LETTERS TO WHICH CERTIFICATE IS TO BE SENT</p>
<p>FRANCIS + CROCKENDEN 31, GREAT QUEEN ST. KINGSWAY LONDON. W C 2B 5AH</p>

It is hereby certified that the Official Search applied for has been made up to the closing of the Office on the date given on the Official Stamp below
 The Result is as follows:

Names and addresses	Nature of registration	Date and reference number of registration	Situation of land		Short description of land in index (if any)
			County	Parish or Place or District	
					

WARNING

This certificate refers to the description of the land, if any, given in the Alphabetical Index. Alterations of description subsequent to the date of registration cannot be made in the register and may not have been made in the Alphabetical Index.

NOTES

- Neither the Act nor the Rules require particular parcels of land to be entered in the Alphabetical Index. For the convenience of searchers, however, short descriptions of particular parcels are entered in the Index where practicable. This is not practicable in all cases. A certificate of the result of an official search may, consequently contain (in addition to entries affecting the parcel of land specified in the application therefor) entries in the Index where no particular parcel of land is given therein. Such entries may or may not affect the land in which the searcher is interested. Having obtained notice of them, a purchaser is, however, in a position to call on his vendor to satisfy him that they do not affect the land he is purchasing, or have them dealt with as provided by S.43 of the Law of Property Act, 1925. It is also open to him to apply on Form LC 14 for an office copy of the entry in the register. The fee for an Office Copy entry is 2/6d.
- Certificates of official search are normally posted on the day of the receipt of the application therefor if received before 10 a.m. Under Rule 1 (8) of the Land Charges Rules, 1926, the certificate extends to registration effected during the day of the date of the certificate, and may be issued only after the Office is closed for registrations on that date.
- S. 4 (2) of the Law of Property (Amendment) Act, 1926, as varied by Rule 1 (2) Land Charges Rules, 1940, provides that where a purchaser has obtained an official certificate of the result of search, any entry which is made in the register after the date of the certificate and before the completion of the purchase, and is not made pursuant to a priority notice entered on the register before the certificate is issued, shall not, if the purchase is completed before the expiration of the fourteenth day after the date of the certificate, affect the purchaser.
 S. 4 (3) of the Law of Property (Amendment) Act, 1926, provides that in reckoning the number of days under this section, the days when the Office is not open to the public shall be excluded.
 Normally the Office is closed to the public on Saturdays, Sundays and Public Holidays.
 At the request of the Law Society, in order to assist solicitors, every certificate of the result of an official search

Contents of Official Certificate

Normal time for issuing Certificates of Official Searches

Protection for 14 days

If the fee is to be debited to your credit account put a cross (X) in this box.



(See note 1 overleaf)

Important: Please read the notes overleaf before completing the form.

Form K1

APPLICATION FOR REGISTRATION OF A LAND CHARGE

Application is hereby made for the registration of a Land Charge in respect of the following particulars.

Enter full Name(s) and Address(es) of Chargee(s)

PARTICULARS OF CHARGE(S)

BRITISH GAS PLC
 RIVERMILL HOUSE
 152 GROSVENOR ROAD
 LONDON
 SW1V 3JL

(Continue on form K10 if necessary)

(See notes 2 and 3 overleaf)

If land charge is created by an instrument, enter date and full names of the parties here. If it arises (as in Class A or Class B) by statute, enter Act and Section instead. If neither, state short particulars of effect of charge and date on which charge arose.

PARTICULARS OF CHARGE

Date 5th JANUARY 1987

Parties NORTHAW PROPERTIES LIMITED (1)
 BRITISH GAS PLC (2)

Class and Sub-Class of charge.

(See note 4 overleaf)

Class C Sub-Class (iv)

If application is made pursuant to a Priority Notice please enter here its official reference number

PARTICULARS OF LAND AFFECTED

County HERTFORDSHIRE
 District HATFIELD
 Short description STRIP OF LAND AT
 NORTHAW ROAD WEST
 NORTHAW

(See note 5 overleaf)

Only one individual or body to be entered.

PARTICULARS OF ESTATE OWNER

~~KOKKOKX~~

SURNAME NORTHAW PROPERTIES LIMITED

Title, Trade or Profession
 Address NORTHAW HOUSE
 POTTERS BAR
 HERTFORDSHIRE
 EN6 4PS

FOR OFFICIAL USE ONLY

Land Charge No.

12676/95

- 9 MAR 1995

(See note 6 overleaf)

(See note 7 overleaf)

Solicitors name and address (including postcode)

If no Solicitor is acting enter applicant's name and address (including postcode)

(See note 8 overleaf)

KEY NUMBER

1302807

HARROWELL & ATKINS
 DX 80852
 BERKHAMSTED

Solicitor's reference: M1 A- B G 94

1	2	3
*C		
4	5	6

I / We certify that the estate owner's title is not registered at the Land Registry.

SIGNATURE OF SOLICITOR OR APPLICANT

(See notes 9 and 10 overleaf)

LRK1 Crown Copyright ref LR/SC6

Date 8.3.95

P.P.S. Limited (0753) 581600