

Title Number : HD316326

This title is dealt with by HM Land Registry, Leicester 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 2 MAR 2018 at 16:05:28 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	: HD316326
Address of Property	: YMCA, Peartree Lane, Welwyn Garden City (AL7 3UL)
Price Stated	: Not Available
Registered Owner(s)	: ONE YMCA (Co. Regn. No. 4430743) of YMCA, 90 Peartree Lane, Welwyn Garden City AL7 3UL.
Lender(s)	: HSBC Bank PLC

Title number HD316326

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 2 MAR 2018 at 16:05:28. 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.

HERTFORDSHIRE : WELWYN HATFIELD

- 1 (02.03.1994) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being YMCA, Peartree Lane, Welwyn Garden City (AL7 3UL).
- 2 (02.03.1994) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 20 December 1993 referred to in the Charges Register.

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 (18.11.2014) PROPRIETOR: ONE YMCA (Co. Regn. No. 4430743) of YMCA, 90 Peartree Lane, Welwyn Garden City AL7 3UL.
- 2 (30.08.2012) 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 National Council of Young Men's Christian Associations of 29/35 Farrington Road, London, EC1M 3JF or their conveyancer that the provisions of clause 1 of a transfer dated 12 June 2012 made between (1) National Council of Young Men's Christian Associations (Incorporated) and (2) Central Hertfordshire YMCA have been complied with.

NOTE: Copy filed under HD316537.

- 3 (18.11.2014) RESTRICTION: No disposition by the proprietor of the registered estate to which section 117-121 or section 124 of the Charities Act 2011 applies is to be registered unless the instrument contains a certificate complying with section 122(3) or section 125(2) of that Act as appropriate.
- 4 (18.11.2014) 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 proprietor for the time being of the Charge dated 17 October 2014 in favour of HSBC Bank PLC referred to in the Charges Register.
- 5 (15.02.2018) The proprietor's address for service has been changed.

C: Charges Register

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

- 1 (02.03.1994) A Transfer of the land in this title dated 20 December

C: Charges Register continued

1993 made between (1) Welwyn Hatfield District Council and (2) The National Council of Young Mens Christian Associations (Incorporated) (3) Kenneth Boothby Everard contains covenants.

NOTE: Original filed.

2 (02.03.1994) 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.

3 (18.07.1996) The land is subject to the following rights granted by a Deed dated 15 July 1996 made between (1) Welwyn Hatfield Young Men's Christian Association (Grantor) and (2) Eastern Group PLC (Company):-

"The Grantor hereby grants unto the Company FULL RIGHT AND LIBERTY for the Company to lay maintain repair renew use alter inspect or remove electric cables and lines and conduits or pipes containing the same where necessary (hereinafter referred to as "the said works") under the land being part of the above mentioned Title in the position shown by black diagonal hatching on Drawing Number HA2/849773/DOG Issue A annexed hereto (hereinafter referred to as "the cable route") AND ALSO full right and liberty to enter on and break up the surface of so much of the land of the Grantor as may be necessary from time to time for the purpose of laying and thereafter as occasion shall require relaying inspecting repairing renewing altering or removing the said works TO HOLD the same unto the Company in fee simple

TO THE INTENT that the said rights shall be used in connection with and as appurtenant to the whole and every part of the statutory electricity undertaking of the Company

The Deed also contains restrictive covenants by the grantor:-

THE Grantor with the intent to bind the said property into whosoever hands the same may come and for the benefit and protection of the Company's undertaking and the said works hereby covenants with the Company that the Grantor and those deriving title under the Grantor will at all times hereafter observe and perform the following stipulations that is to say:-

4.1 that nothing shall be done or suffered to be done upon the cable route which may in any way interfere with or damage the said works or interfere with or obstruct the Company's access thereto and without prejudice to the generality of the foregoing that no building or other erection shall be construed and no trees shall be planted over the cable route

4.2 that the ground cover or the depth of soil over the said works will not in any way be altered

4.3 that no excavations in or over the cable route will be carried out without a representative of the Company being in attendance"

NOTE: The black diagonal hatching referred to is blue hatching on the Supplementary plan to the filed plan.

4 (26.09.2006) The parts of the land affected thereby are subject to the rights granted by a Lease dated 15 January 1961 of an electricity sub-station lying to the north west of the land in this title for a term of 99 years from 25 March 1960.

NOTE: Lease registered under HD458569.

5 (26.09.2006) A Deed dated 11 February 1966 made between (1) Welwyn Garden City Development Corporation and (2) The Eastern Electricity Board is supplemental to the lease referred to above.

NOTE: Copy filed under HD458569.

6 (18.11.2014) REGISTERED CHARGE dated 17 October 2014.

7 (18.11.2014) Proprietor: HSBC BANK PLC (Co. Regn. No. 14259) 40-54-47 of Securities Processing Centre, P.O. Box 6304, Coventry CV3 9JY.

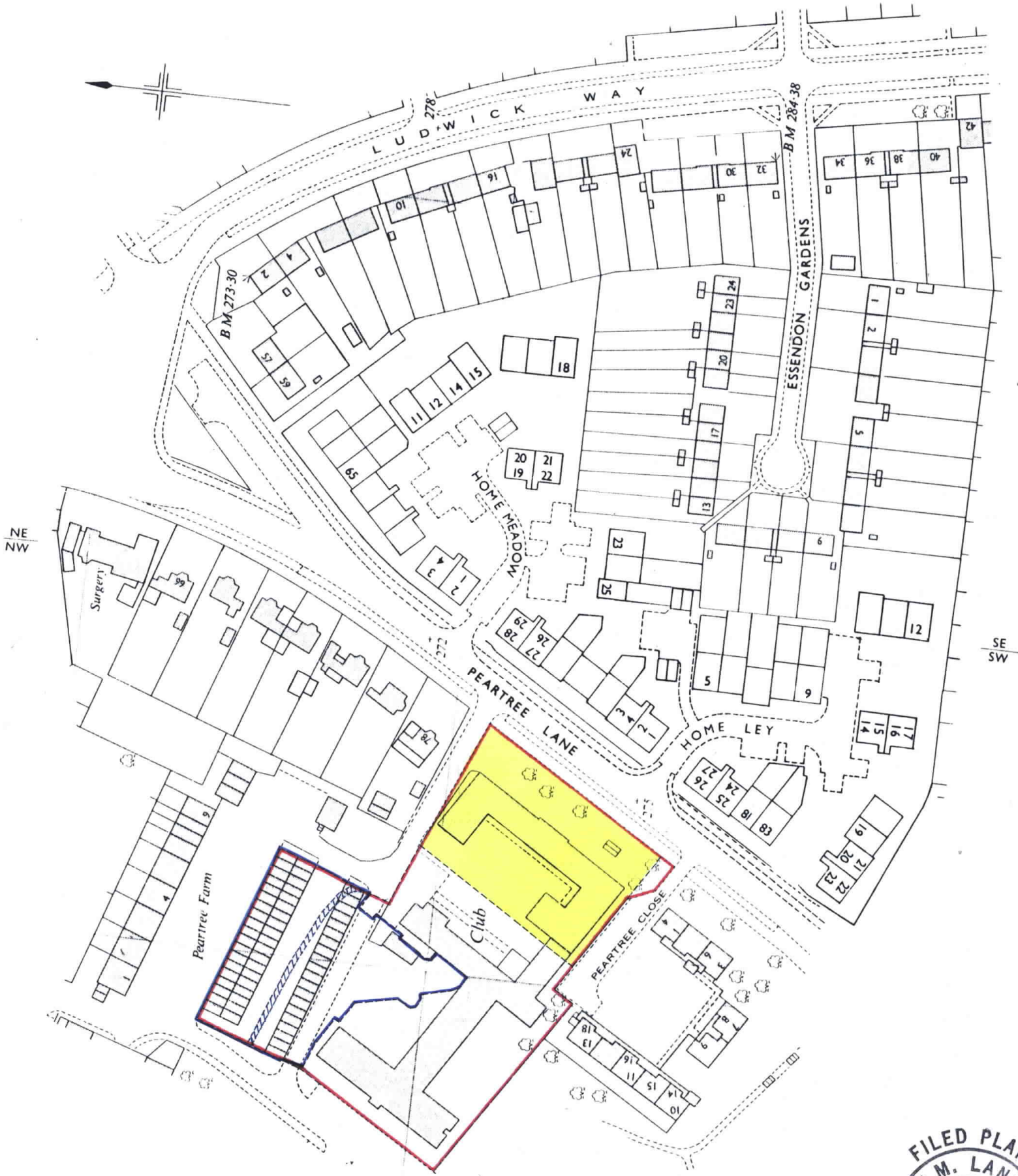
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Schedule of notices of leases

1	02.03.1994	Land at Peartree Lane	25.03.1927
	tinted yellow		999 years from
			25.12.1926

End of register

H.M. LAND REGISTRY		TITLE NUMBER	
		HD316326	
ORDNANCE SURVEY PLAN REFERENCE	TL2412	SECTION G	Scale 1/1250
COUNTY HERTFORDSHIRE	DISTRICT WELWYN HATFIELD		© Crown copyright 1988



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