

CC: Mr Graeme Bellenger, Kidd Rapinet LLC



Chief Executive
Bernard Weatherill House
8 Mint Walk, Croydon
CR0 1EA

22 March 2022.

Dear Sir/Madam

RE: Hawkhurst Road DMMO Application

Thank you for the Report by Robin Carr Associates documents which consist of;

- a) Robin Carr Associates Report (page | 1 to | 55)
- b) Robin Carr Associates letterhead documents dated 26 August 2021 (2 sheets, 4pages)
- c) Robin Carr Associates letterhead documents dated 17 December 2021 (12 sheets, 24pages)
- d) Appendix 1 to 25...forming:

- Apdx.: 1 (page 1)
- 2 (p.2-8)
- 3 (p.9-11)
- 4 (p.12-18)
- 5 (p.19-113)
- 6 (p.114)
- 7 ((p.115-121)
- 8 (p.122)
- 9 (p.123-140)
- 10 (p.141-163)
- 11 (p.164-191)
- *12 & 13 (not documented, no pages)
- 14 (p.215-228)
- 15 (p.229-243)
- 16 (p.244-254 + 1 no page map "HAWKHIRST ROAD PART OF")
- 17 (not documented, no page)
- 18 (p.256-275)
- 19 (p.276-306)
- 20 (p.307-385)
- 21 (p.386-801)
- 22 (p.802)
- 23 (p.804-873)
- 24 (p.874-967)
- 25 (p.874-885)

*23 pages of untitled maps in place.

We wish to complain and comment in relation to the report mentioned above by Robin Carr Associates and letter from Croydon Council dated 18 March 2022 which we received on 19/Mar/2022.

COMPLAINT

We are a land owner of plots of land sharing boundary on the west side of HR with Hawkhurst Road Limited ("HRL") as such we consider ourselves as a stakeholder in this matter, but we have not been informed of the questionnaire dated 09/11/2019 described "HAWKHIRST ROAD - QUESTIONNAIRE INFORMATION" in Appendix 21 and had not been able to respond to this.. We wish to formally complain.

OUR COMMENTS on the report

Part Two: Background

- 6.1 Croydon Council's highway records also shown Hawkhurst Road as Unadopted Public Highway in the year 2001 evidenced in OFFICIAL CERTIFICATE OF SEARCH in Question 2(c) Note and attached OS map (Licence No LA086347) TQ3259NE 1:2100 (Attachment: 1,2,3 & 4)

- 6.5 The Application Form CA16 statement and Appendix 9 - Letter to Chris Philp MP, the Applicant and Complainant (are one and same in these documents) seem to suggest that as HRL has submitted CA16 Croydon Council should automatically change classification of HR from Unadopted Public Highway to Public Bridalway regardless of the fact that residents and visitors alike use HR regularly by vehicle including some of residents who are members of HRL.
A thought of "cut your nose off to spite your face" came to mind about HRL's action.

- 6.6 We believe HRL's statement that "no one used motor vehicle on HR" is a FALSE claim. As described in 6.5 above, residents with vehicles including HRL members use HR with engine driven vehicles and we have witnessed this in many occasions. We have also driven our vehicle from Valley Road to HR to the junction of Longwood Road in front of the gate where HR become "bridalway" further south.

HR exists in public documents c.1910 onward described as a "carriageways", "Unadopted Public Highway" (Private Street/Road), many years prior to purchase of the land by HRL in 2018.

We have signed purchase documents for our land on west side of Hawkhurst Road in Dec 2004 and Official Certificate of Search dated 08 July 2004 from Croydon Council has OS map classification of HR as Unadopted Public Highway and dated year 2001. (Attachment: 1,2,3 & 4)

Appendix 9, 2.2 to 2.7:

Letter to Chris Philp MP contains misleading information that majority owner of Protected Land where travellers set up caravan site is us and mentioned our name. We do not own majority or otherwise of Protected Land. This is FALSE statement.

We own neighbouring land to Protected Land and as Protected Land has no vehicle access point facing Hawkthirst Road, the travellers trespassed by caravan vehicle over our land to access Protected Land.

3,3 We believe exemption to NERCA applies to HR together with HR south which is currently a "bridalway" by common definition which leading to SOUTH LONDON DOWNS NATIONAL NATURE RESERVE ("SLDANR") for general public to enjoy and protect nature in managed ways. HRL had concreted over HR at its own expence.. This action by itself is proving point that HRL does not consider protecting nature on its own and neighbouring land.

To have thriving woodlands in shape of SLDANR at "door step" which is HR, HRL Needs to see a bigger picture i.e. maintenance of SLDANR that requires Forestry Professionals and woodland managers alike to be working in the area using vehicles from time to time.

We are against hard surfacing HR in favour of a permeable surface, and in favour of HR maintained for general public and forestry professionals by share of public funds to covered for the costs.

HR is in steep gradient in parts. Hard surfacing causes rainwater rundown towards built area and nearby flood risk zones defined by Environment Agency.. Permeable surface of HR as a Forest Road would soaks up rainwater and prevent rundown of rainwater on HR and benefit roots of trees in woodlands nearby.

4.1.45 Private rights of way with or without vehicle on our land exists (road not yet build) in the document of official transfer of rights.

Agreed Woodland Management Plan ("WMP") shows this to be a Forest Track/Road when built.

4.1.46 4th bullet point: Mr Steve Iles DID NOT make promise that the concrete blocks would remain in place forever. This is FALSE claim. We were at the same meeting. Mr Iles has promised us that placing concrete blocks were for temporary solution preventing travellers to trespassing our land across to Protected Land.

And to remove it we promised Mr Iles that we (land owner of trespassed site) to come up with permanent solution to prevent this reoccurring. Woodland Management Plan was agreed with Natural England and Forestry Commission in October 2019.

We have signed a document at the meeting agreeing to place concrete blocks in front of our vehicle entrance site on the understanding that this action was for temporary measure until such time as to threat of Travellers trespassing with their caravans through our land are resolved. We believe WMP will resolve this issue if CC would work together with us to make this a condition attach to WMP.

We have been requesting CC to remove concrete blocks from the vehicle entrance point in front of our land for the last two years for reasons that we need to work on many of trees on our land which are falling due to bad weather and tree diseases, requiring heavy machineries for bringing down, cutting and chipping dead wood, and more.

9.20 Registered Title Documents [APP 20]

We believe this statement is INCORRECT.

The Official copy of register of title SGL 680227 (Attachment: 5) and the Land Sale Transfer Documents dated 10 December 2004 from SGL649165 (Attachment: 6), together indicating the land ON THE WEST SIDE OF HR has "a right of way OVER THE ACCESSWAY leading from the NORTHERN TIP thereof into Valley Road."

The "accessway" - described in the TP1 documents (Attachment:6) from "land on the west side of HR" leading from the NORTHERN TIP thereof into Valley Road "WITH or WITHOUT VEHICLE over the land coloured blue on the attached plan for all purposes connected with the use and enjoyment thereof..." - is Hawkhurst Road. HR is the only road capable of "with or without" vehicle use leading to Valley Road.

To be fair to the author of this report, we were unaware of CA16 application by HRL. Until recently, also unaware of an existence of Neighbourhood Questionnaire (Appendix 21) until receiving the report from CC on 19/3/2022..

Consequently we have been concentrating only to supply history of HR information to the Consultant hoping to clarify status or classification of HR as we know it when we received the consultation paper of Definitive Map Modification Order.

The above are our views and comments regarding the report.

We are sending copy of this letter together with the report to our lawyer whom we have sought to assist us in removing concrete blocks from in front of our vehicle entrance gate.

With Kind Regards

[REDACTED]

**REGISTER OF LOCAL LAND CHARGES
OFFICIAL CERTIFICATE OF SEARCH**

Enquirer: Carr & Co
DX 1495
ST ALBANS 23
Official Number: 2004/07/00120

Enquirer's Reference: AH/LLC/HAWK

Requisition for Search: An official search is required in the register of local land charges kept by the below-named registering authority for subsisting registrations against the land described below.

Registering Authority: Croydon Council Asset and Facilities Management Division
Corporate Services Department
Taberner House
Park Lane
Croydon
SURREY CR9 3JS
DX 136018 - Croydon 17

Search Address: Land
Hawkhurst Road
Kenley
Surrey
London Borough of Croydon

Search Fees - Local Land Charges

Fees received with thanks on behalf of the Director of Finance

Official Certificate of Search

It is hereby certified that the search requested above reveals the 15 registration(s) described in the Schedule(s) hereto up to and including the date of this Certificate.



Graham Reynolds - Local Land Charges Manager
On behalf of London Borough of Croydon

Date: Thursday 08 July 2004

Attachment: 1

Carr & Co
DX 1495
ST ALBANS 23

Official Number: 2004/07/00120

Search Address: Land
Hawkhurst Road
Kenley
Surrey
London Borough of Croydon

No. Question

Answer

not maintainable at public expense

Valley Road is considered to be the nearest road which is highway maintainable at public expense

Longwood Road (part) is a highway maintainable at public expense

Longwood Road (part) is a highway but is not maintainable at public expense

Kenley Lane is a highway maintainable at public expense

New Barn Lane is a highway maintainable at public expense

Footpath No.157 (Welcomes Road) is a highway maintainable at public expense to footpath standard only
No

2(b) Subject to a current legal agreement for adoption and, if so, is the agreement supported by a bond or other financial security;

2(c) To be made up at the cost of the frontagers under a current Council resolution

Yes. The Council resolved on 25 June 1986 to prepare a scheme for the making up of Hawkhurst Road, Kenley, under the Private Street Works Code contained within the Highways Act 1980

There is no proposal at the present time to make up and adopt Hawkhurst Road and initiate the aforementioned Private Street Works Code

Further information, if required, can be obtained on written application to:

Traffic and Highways Division
Public Services and Works Department
Taberner House
Park Lane
Croydon
Surrey
CR9 3JS

Note:

Hawkhurst Road is an unadopted highway which enjoys full pedestrian and vehicular public rights of way

No such resolution has been made

2(d) To be adopted without cost to the frontagers under a current Council resolution

3 OTHER MATTERS

Apart from matters entered on the registers of



Key

Adopted Highway	Unadopted Highway	Public Footpaths	Public Bridleways	Public Byways	Boundary

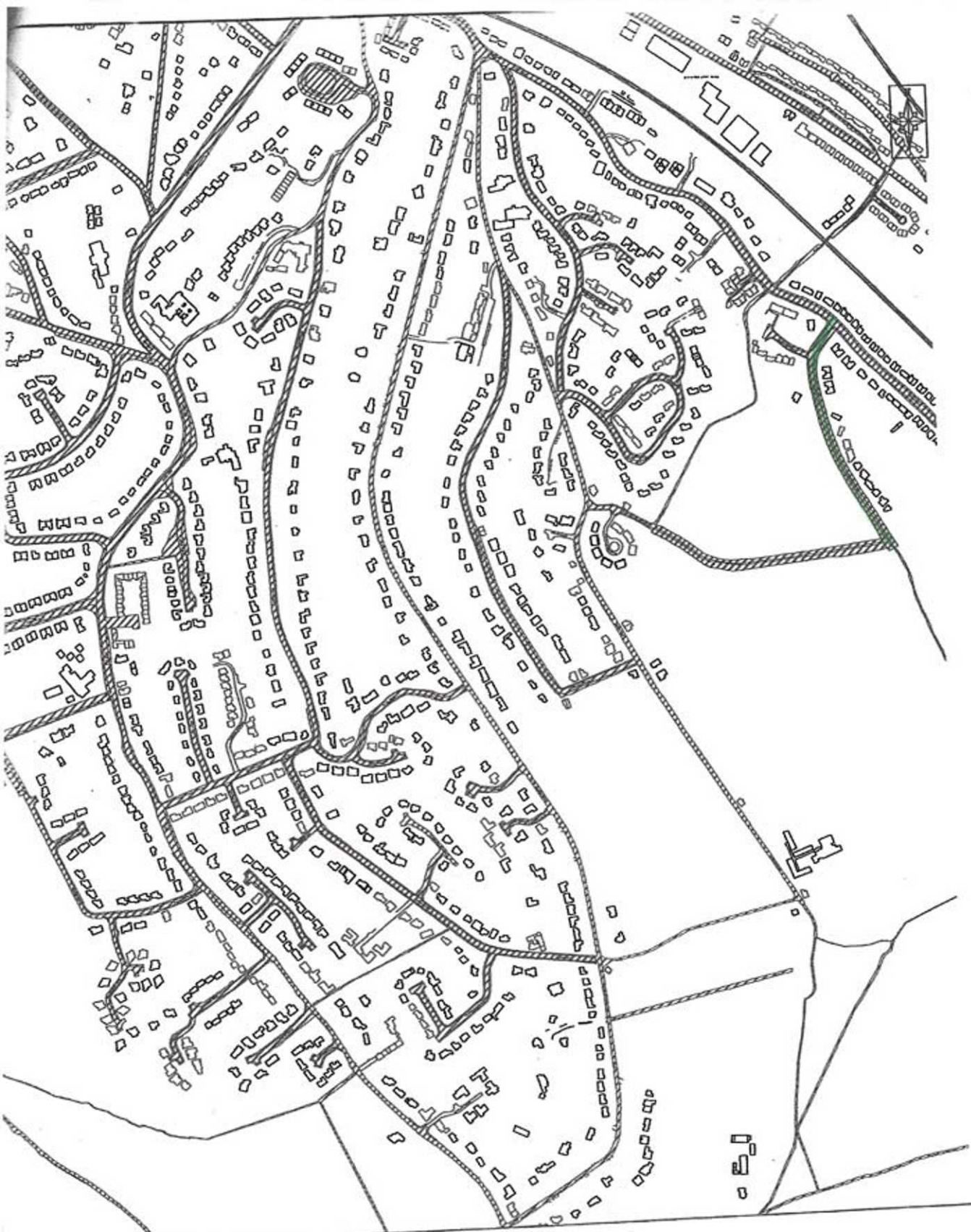
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London Borough of Croydon 2001 (Licence No LA086347)

TQ3259NE

1:2100

Attachment: 3



Key

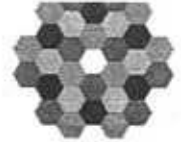
Boundary	Adopted Highway	Public Bridlevays	Public Footpaths	Unadopted Highway	Back Lanes
					Adopted Back Lane
					Unadopted Back Lane

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London Borough of Croydon 2001 (Licence No LA086347) TQ3259

1:7000

Attachment: 4



Official copy of register of title

Title number SGL680227

Edition date 22.11.2006

- This official copy shows the entries in the register of title on 12 July 2019 at 13:24:26.
- 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 12 July 2019.
- 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.
- This title is dealt with by HM Land Registry Wales Office.

A: Property register

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

CROYDON

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land on the west side of Hawkhirst Road, Kenley.
- 2 The mines and minerals are included.
- 3 The land has the benefit of a right of way over the accessway leading from the northern tip thereof into Valley Road.
- 4 A Transfer of the land in this title and other land dated 5 March 1979 made between [REDACTED] and (2) Micro Consultants Limited contains the following provision:-

"It is HEREBY AGREED AND DECLARED that the Purchaser shall not become entitled to any right of light or air over or in respect of any adjacent or neighbouring property which is retained by the Vendors and there are HEREBY RESERVED unto the Vendors for the benefit of such adjoining or neighbouring property such easements and rights as would become appurtenant to such property by implication of law if the Vendors had sold it to another Purchaser at the same times as they have sold the property hereby transferred to the Purchaser."
- 5 (07.11.2006) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 10 December 2004 referred to in the Charges Register.

Attachment : 5



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 (07.11.2006) PROPRIETOR: [REDACTED] of [REDACTED]
- 2 (07.11.2006) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.
- 3 (07.11.2006) The price stated to have been paid on 10 December 2004 was £89,220.
- 4 (07.11.2006) RESTRICTION: Until 31 December 2064 no disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge is to be registered without a certificate signed on behalf of Planning Consultants (UK) LTD of 5 Coopers Court, Folly Island, Hertford SG14 1UB by their conveyancer that the provisions of clause 13.8 of Transfer dated 10 December 2004 have been complied with.

C: Charges register

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

- 1 By a Deed dated 14 June 1861 made between [REDACTED] (the then owner of the land) [REDACTED] land in this title and other land was covenanted to be charged exclusively with the payment of the quit rents reliefs and heriots to which certain other lands in the Parish of Coulsdon Surrey which had been conveyed by Deed of even date to the said [REDACTED] in fee were therein stated to be subject together with such first mentioned lands and also with a power of entry and distress by way of indemnity against the same liabilities.

NOTE: No further particulars filed.

- 2 A Transfer of the land in this title and other land dated 19 May 1899 made between [REDACTED] contains restrictive conditions details of which are set out in the schedule of restrictive covenants hereto.

- 3 (07.11.2003) A Transfer of the land in this title dated 6 November 2003 made between (1) Hartwell Bond Limited and (2) Maronbury Limited contains restrictive covenants.

NOTE: Copy filed under SGL649165.

- 4 (07.11.2006) A Transfer of the land in this title dated 10 December 2004 made between (1) Maronbury Limited and (2) [REDACTED] contains restrictive covenants.

NOTE: Copy filed.

Schedule of restrictive covenants

- 1 The following are details of the restrictive conditions contained in the Transfer dated 19 May 1899 referred to in the Charges Register:-

Schedule of restrictive covenants continued

"The Purchaser shall not erect or permit to be erected on any part of the land edged pink on the said plan any building (unless the same be a Lodge Gardener's Cottage Stabling Greenhouse or building occupied with such a dwellinghouse as hereinafter mentioned) except detached or semi-detached dwellinghouses with at least half an acre of ground attached to each for garden ground each such house to be of not less prime cost than six hundred pounds if detached or if semi-detached each pair of houses to be of not less prime cost value than One thousand pounds and shall not erect on the land coloured green on the said plan any building other than the messuage now erected thereon or any alterations or enlargement thereof nor shall any dwellinghouse whatever be erected on any aprt of the land hereby conveyed be constructed of iron or zinc.

The Purchaser shall not permit or suffer any trade or business whatsoever to be set up or carried on upon any of the land hereby conveyed or any part thereof or in or upon any building erected or to be erected thereon nor suffer the premises to be used as a school tavern hotel tea garden laundry lunatic asylum infirmary or public or private charitable institution or as a convalescent house or otherwise in connection with any asylum or institution nor permit or suffer a livery stable beer shop or other shop or manufactory of any kind or description whatsoever to be set up or carried on or opened thereon nor any fair to be held or goods or wares exposed for sale (but the prohibition herein contained shall not apply to any sale by auction of furniture or household effects of any part or parts of the land hereby conveyed or of any of the land adjacent thereto) nor permit any lime bricks or tiles to be made or burnt on any part of the land nor shall the same or any building that may now or hereafter be erected thereon be used for any trade or business other than that of a Doctor Architect or other business of a professional nature or except as aforesaid otherwise than as a private house or as land in connection with a private house."

NOTE: The land in this title forms part of the land edged pink referred to.
The land in this title is not affected by the land coloured green.

End of register

Attachment : 5



Transfer of part
of registered title(s)

Land Registry

TP1

If you need more room than is provided for in a panel, use continuation sheet CS and attach to this form.

1. Stamp Duty

Place "X" in the appropriate box or boxes and complete the appropriate certificate.

- It is certified that this instrument falls within category in the Schedule to the Stamp Duty (Exempt Instruments) Regulations 1987
- It is certified that the transaction effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds the sum of
- It is certified that this is an instrument on which stamp duty is not chargeable by virtue of the provisions of section 92 of the Finance Act 2001

2. Title number(s) out of which the Property is transferred Leave blank if not yet registered.
SGL649165

3. Other title number(s) against which matters contained in this transfer are to be registered, if any

4. Property transferred Insert address, including postcode, or other description of the property transferred. Any physical exclusions, e.g. mines and minerals, should be defined. Any attached plan must be signed by the transferor.
Part of Lot 1, being 4.55 acres of land off Hawkthirst Road, Kenley

The Property is defined: Place "X" in the appropriate box.

- on the attached plan and shown State reference e.g. "edged red".
~~edged red and~~ hatched red
RSD
- on the Transferor's title plan and shown State reference e.g. "edged and numbered 1 in blue".

5. Date 10 December 2004

6. Transferor Give full name(s) and company's registered number, if any.

Maronbury Limited (Company Number 4740246)

7. Transferee for entry on the register Give full name(s) and company's registered number, if any. For Scottish companies use an SC prefix and for limited liability partnerships use an OC prefix before the registered number, if any. For foreign companies give territory in which incorporated.

Unless otherwise arranged with Land Registry headquarters, a certified copy of the Transferee's constitution (in English or Welsh) will be required if it is a body corporate but is not a company registered in England and Wales or Scotland under the Companies Acts.

8. Transferee's intended address(es) for service (including postcode) for entry on the register You may give up to three addresses for service one of which must be a postal address but does not have to be within the UK. The other addresses can be any combination of a postal address, a box number at a UK document exchange or an electronic address.

Attachment: 6

Land and making good all damage done.

Attachment: 6

Rights reserved for the benefit of other land

13.3 There is reserved to the Transferor and the owners and occupiers for the time being of the Retained Land and each and every part thereof the right to pass and repass with or without vehicles over the land coloured blue on the attached plan for all purposes connected with the use and enjoyment thereof subject to payment of a fair proportion (according to user) of the reasonable and proper cost of maintaining repairing and (where necessary) renewing and resurfacing the said land including (for the avoidance of doubt) the reasonable and proper cost of constructing a roadway on the said land PROVIDED ALWAYS that in the event of any dispute between the parties as to the amount of such cost or the fair proportion payable the matter shall be referred to an independent surveyor of not less than ten years standing agreed upon by the parties or in default of such agreement appointed on the application of either party to the President (or next senior officer available) for the time being of the Royal Institution of Chartered Surveyors such surveyor to act as an arbitrator in accordance with the Arbitration Act 1996.

13.4 There is reserved to the Transferor and the owners and occupiers for the time being of the Retained Land and each and every part thereof:

13.4.1 The right to connect up to and use for the passage and running from and to the Retained Land of water soil gas electricity and telephone services for domestic consumption only all drains pipes wires and cables now or within a period of 80 years from the date hereof passing through under or over any part of the Property;

13.4.2 The right to enter such parts of the Property which are not built upon at all reasonable times (save in case of emergency) for the purpose of maintaining repairing and where necessary renewing the said drains pipes wires and cables the person so entering causing as little damage or disturbance as possible to the Property and making good all damage done; and

13.4.3 The right to erect any buildings or to develop the Retained Land notwithstanding any interference with the access of light or air to the Property or any part thereof.

Restrictive Covenants by the Transferee

13.5 The Transferee with intent and so as to bind the Property and each and every part thereof into whosoever hands the same may come and so as to benefit the Retained Land and each and every part thereof hereby covenants with the Transferor:

13.5.1 Not to use the Property or any part thereof for any commercial or business purpose or in any manner so as to cause any nuisance or annoyance to the owners or occupiers of any adjoining or neighbouring land;

13.5.2 Not to oppose any application for the residential development of any part of the Retained Land.

13.6 The Transferee hereby covenants with the Transferor not on any subsequent transfer of the Property or any part thereof to impose any covenant or obligation on the transferee thereof either in similar form to clause 13.8 hereof or as to the payment by such transferee or its successors of any additional consideration on the happening of any future event and on any such transfer to procure the execution by the transferee of a deed covenanting with the Transferor in the form of this covenant.

Other Covenants

13.7 The Transferee hereby covenants with the Transferor to observe and perform the covenants referred to in the Charges Register of title SGL649165 to the extent that they subsist and affect the Property and to indemnify and keep fully indemnified the Transferor against all actions proceedings damages torts claims and expenses which may be suffered or incurred by the Transferor in respect of any future breach or non-observance or non-performance thereof.

13.8 As additional consideration for the disposal of the Property the Transferee for itself and its successors in title hereby covenants with the Transferor to pay to Planning Consultants (UK) Limited (Company Number 4339423) ("the Company") on each transfer of the Property or any part thereof completed prior to 31 December 2064:

13.8.1 3% of the gross sale price or (if higher or in the case of a transfer for no consideration) the then open market value of the Property transferred; and

13.8.2 A sum of £195 on each transfer which shall thereafter be doubled on the first and each tenth anniversary of the date hereof

Provided that in the event of there being any dispute as to whether the gross sale price represents the open market value of the Property or as to the amount of the open market value of the Property than either party may refer such dispute to the decision of an independent surveyor appointed (in case the parties cannot agree on an appointment) by the President for the time being of the Royal Institution of Chartered Surveyors on the application of either party and the decision of such independent surveyor shall be final and binding on the parties.

Declarations

13.9 No transfer of all or any part of the land in this title completed prior to 31 December 2064 is to be registered unless the transferor's solicitors have certified to the Registrar that they have delivered to the Company the following:

1. An aggregate sum referred to in Clause 13.8 of the Transfer dated 10 December . . . 2004 and made between Hartwell Bond Limited (1) and [REDACTED] (2) (" the Transfer");
2. A certificate addressed to the Company from such solicitors to the effect that the said gross sale price represented the total consideration (whether monetary or otherwise) for such transfer; and
3. A deed of covenant by the transferee with the Company to perform and observe the covenants by [REDACTED] contained in clauses 13.5, 13.6, 13.7 and 13.8 of the Transfer.

Attachment: 6

The Transferor transfers the Property to the Transferee

10. Consideration Place "X" in the appropriate box. State clearly the currency unit if other than sterling. If none of the boxes applies, insert an appropriate memorandum in the additional provisions panel.

- The Transferor has received from the Transferee for the Property the sum of Eighty-nine thousand two hundred and twenty pounds (£89,220.00)
- Insert other receipt as appropriate.
- The transfer is not for money or anything which has a monetary value

11. The Transferor transfers with Place "X" in the appropriate box and add any modifications.

- full title guarantee limited title guarantee

12. Declaration of trust Where there is more than one Transferee, place "X" in the appropriate box.

- The Transferees are to hold the Property on trust for themselves as joint tenants
- The Transferees are to hold the Property on trust for themselves as tenants in common in equal shares
- The Transferees are to hold the Property Complete as necessary.

13. Additional provisions

Use this panel for:

- definitions of terms not defined above
- rights granted or reserved
- restrictive covenants
- other covenants
- agreements and declarations
- other agreed provisions.

The prescribed subheadings may be added to, amended, repositioned or omitted.

Attachment: 6

Definitions

13.1.1 "Retained Land" means each and every part of the remainder of the land now or formerly comprised in Title Number SGL649165

13.1.2 For the purposes of clauses 13.6 and 13.8 the expression "transfer" shall include any devolution of the freehold interest and shall also include the grant of a lease for a term which exceeds or is capable (at the Tenant's option) of exceeding 7 years in length.

Rights granted for the benefit of the Property

13.2 The Property and each and every part thereof is also transferred together with the following rights over the Retained Land and each and every part thereof:

13.2.1 The right to connect up to and to use for the passage and running from and to the Property of water soil gas electricity and telephone services for domestic consumption all drains pipes wires and cables now or within the period of eighty years from the date hereof passing through under or over any part of the Retained Land;

13.2.2 The right to enter such parts of the Retained Land which are not built upon at all reasonable times (save in the case of emergency) for the purpose of maintaining repairing and where necessary renewing the said drains pipes wires and cables the persons so entering causing as little damage or disturbance as possible to the Retained

13.10 The following restriction shall be entered on the Proprietorship Register of the Transferee's title to the property:

"RESTRICTION: No transfer dated before 31 December 2064 of the registered estate by the proprietor of the registered estate (or by the proprietor of any registered charge) is to be registered without a certificate signed by the solicitor of the transferor that the provisions of clause 13.9 of the Transfer dated 10 December 2004 referred to in the Charges Register have been complied with."

14. Execution The Transferor must execute this transfer as a deed using the space below. If there is more than one Transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains Transferee's covenants or declarations or contains an application by the Transferee (e.g. for a restriction), it must also be executed by the Transferee (all of them, if there is more than one).

Signed as a deed by
MARONBURY LIMITED acting
by an authorised signatory
and by Versec Secretaries Limited
as company secretary of
~~Hartwell Bond~~ Limited:

Maronbury *180* *SEA*

Sign here
[Signature]
Authorized
For & on behalf of VERSEC Secretaries Limited
[Redacted] Secretary
[Signature]



Signed as a Deed by
[Redacted] Pepper
in the presence of:

[Redacted]

Sign here
[Redacted]

Signature of witness
Name (in BLOCK CAPITALS)
Address

Signed as a Deed by
Reiko Shimizu Pepper
in the presence of:

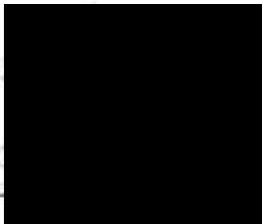
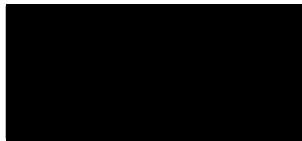
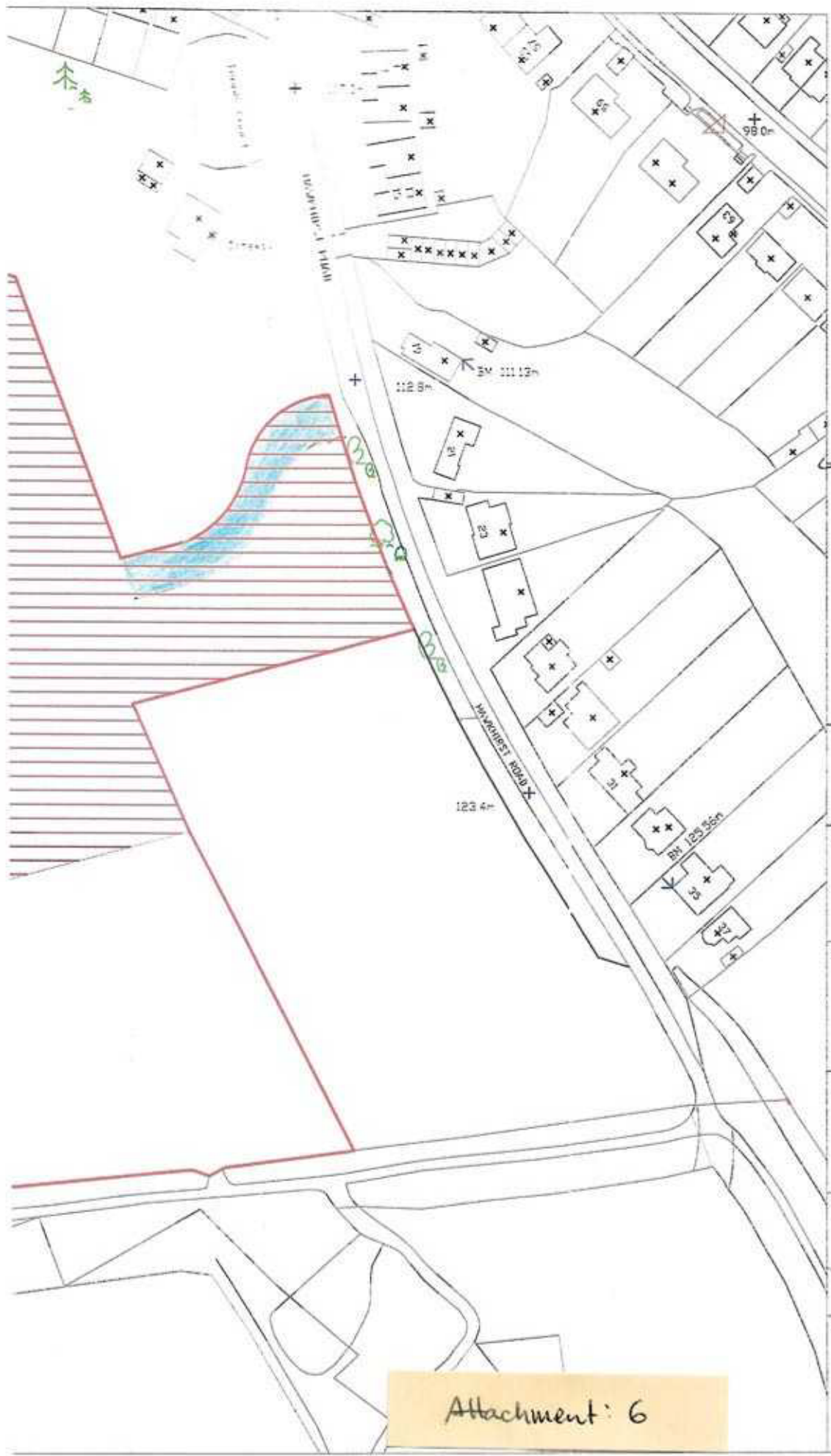
180

[Redacted]

Sign here
[Redacted]

Signature of witness
Name (in BLOCK CAPITALS)
Address

Attachment: 6



**UK LAND
CONSULTANTS**

CHALICER HOUSE
4-6 UPPER MARLBOROUGH ROAD
ST ALBANS, HERTFORDSHIRE
AL1 3UR
TEL: 01727 77 89 77

SITE NAME:
Kenley
HAWKIRST ROAD



SCALE
1:1250

VERSION AND REVISIONS:
none

TOTAL AREA OF U.K.C LAND OWNERSHIP:
10.82 ACRES

COPYRIGHT ACKNOWLEDGEMENT:
Crown Copyright.
All rights reserved.
License Number
100020449

Attachment: 6