

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Applications are pending in HM Land Registry, which have not been completed against this title.



# Official copy of register of title

Title number EX633637

Edition date 19.06.2017

- This official copy shows the entries on the register of title on 26 JAN 2021 at 12:10:27.
- 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 07 Apr 2022.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Peterborough Office.

## A: Property Register

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

THURROCK

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Shell Haven Oil Refinery, The Manorway, Stanford-le-Hope (SS17 9LD).

NOTE: The boundary of the land where it abuts on the river Thames is the mean high water mark from time to time.

- 2 The Conveyance dated 31 December 1930 referred to in the Charges Register contains the following provision:-

"it is hereby agreed and declared that the Purchaser shall not become entitled by virtue of the Conveyance hereby effected to any right of light or air which might prejudicially affect the user by the Vendors or the persons deriving title under them of the land and premises adjoining the said land hereby conveyed on the North side thereof for building or other purposes"

- 3 The land has the benefit for a term of 50 years from 25 March 1967 of the rights granted by a Lease dated 20 February 1969 made between (1) The British Railways Board (Board) and (2) London and Thames Haven Oil Wharves Limited (Lessees) at the rent of one hundred and fifty pounds per annum.

NOTE: Copy filed.

- 4 There are excluded from this registration the mines and minerals excepted by the Conveyance dated 4 October 1954 referred to in the Charges Register in the following terms and the land is also subject to the following rights reserved thereby:-

"THERE are not included in this Conveyance:-

(i) any mines or minerals under the property hereby conveyed or any right of support from any mines or minerals whatsoever

(ii) any easement or right of light air or support or other easement or right which would restrict or interfere with the free use by the Commission or any person deriving title under them for building or any other purpose of any adjoining or neighbouring land of the Commission

## A: Property Register continued

(whether intended to be retained or to be sold by them)"

5 The land has the benefit of the rights granted by a Deed of Grant dated 22 March 1963 made between (1) London and Thames Haven Oil Wharves Limited (2) The Shell Company of the United Kingdom.

*NOTE: Copy filed.*

6 The land has the benefit of the rights reserved by a Conveyance of land forming part of The Manorway dated 29 April 1977 made between (1) Shell U.K. Limited and (2) Essex County Council.

*NOTE: Copy filed under EX191597.*

7 The land has the benefit of the rights granted by but is subject to the rights contained in a Deed of Grant dated 31 July 1989 made between (1) Mobil Oil Company Limited and (2) Shell U.K. Limited.

*NOTE: Copy filed.*

8 (16.06.2000) The edged and numbered 4 in brown on the title plan is no longer of any significance and should be ignored since the entry in the register which gave rise to this reference has been cancelled.

9 (28.11.2001) The land edged and lettered I in red on the title plan added to the title on 28 November 2001.

10 (09.05.2008) The land in this title has the benefit of the rights reserved by but is subject to the rights granted by the Transfer dated 6 March 2008 referred to in the Charges Register.

11 The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

12 (30.06.2010) The land has the benefit of the rights granted by but is subject to the rights reserved by the Deed dated 15 January 2010 referred to in the Charges Register.

13 (30.06.2010) By the Deed dated 15 January 2010 referred to above the rights granted in Paragraph 15.3 of the Transfer dated 6 March 2008 referred to above have been extinguished.

By the said Deed dated 15 January 2010 the rights reserved in Paragraphs 16.1 and 16.2 were varied as therein mentioned.

14 (19.06.2017) The edged and numbered 5 in blue on the title plan is no longer of any significance and should be ignored since the entry in the register which gave rise to this reference has been cancelled.

## 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 PROPRIETOR: SHELL UK LIMITED (Co. Regn. No. 140141) of Shell Centre, London SE1 7NA.

2 The Conveyance dated 4 October 1954 referred to in the Charges Register contains a Purchasers personal covenant details of which are set out in the Schedule of personal covenants hereto.

### Schedule of personal covenants

1 The following are details of the personal covenants contained in the Conveyance dated 4 October 1954 referred to in the Proprietorship Register:-

"Forthwith after the expiration of the said period of eighteen calendar

## Schedule of personal covenants continued

months referred to in Clause 2(B)(vi) hereof to erect and at all times thereafter to maintain to the reasonable satisfaction of the Commission fences of a design to be approved by the Commission (such approval not to be unreasonably withheld) between the points marked "A" and "B" on the said plan"

NOTE: The points marked A to B have been reproduced in blue on the filed plan.

## C: Charges Register

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

- 1 The land hatched blue on the filed plan is subject to rights of way.
- 2 A Conveyance of the land edged and numbered 5 in brown on the filed plan and other land dated 31 December 1930 made between (1) Seabrooke and Sons Limited (Vendors) (2) Lionel Hery Hanbury C.M.J.P. and Graham Wallis (Trustees) and (3) Charles Henry Medcalf (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 3 The land edged and numbered 3 in brown on the filed plan is subject to the following rights reserved by a Conveyance thereof and other land dated 4 October 1954 made between (1) The British Transport Commission (Commission) and (2) London and Thames Haven Oil Wharves Limited (Purchaser):-  
  
"THERE are reserved to the Commission:-  
  
(i) the right at any time to erect or suffer to be erected any buildings or other erections and to alter any building or other erection now standing or hereafter to be erected on any part of their adjoining or neighbouring land in such a manner as to obstruct or interfere with the passage of light or air to any building which is or may be erected upon the property hereby conveyed and any access of light and air over the adjoining land of the Commission shall be deemed to be enjoyed by the licence or consent of the Commission as not as of right  
  
(ii) the right of support from the property hereby conveyed for the adjoining property of the Commission  
  
(iii) the right in common with the Purchaser and all other persons entitled to the like right to use the sluice on the property hereby conveyed and any drains or pipes on the property hereby conveyed which are connected thereto but not so as to overload the said drainage system and the right to have maintain use reconstruct alter and remove any other drains pipes wires cables and works on over or under the property hereby conveyed now used for the benefit of the adjoining property of the Commission the Commission making good all damage caused in the exercise of such rights  
  
(iv) the free right in common with the Purchaser and all other persons having the like right of passage and running of water and soil from any part of the adjoining land of the Commission through any sewers drains and watercourses which may hereafter be constructed under the property hereby conveyed but not so as to overload the drainage system for the time being constructed thereunder with full right and liberty in perpetuity but in common with the Purchaser and its successors in title (and all other persons having a like right) to make connections with and drain into such sewers drains or watercourses in connection with and for the purposes of the drainage of the railway and works of the Commission the Commission making good all damage caused in the exercise of such rights  
  
(v) full right and liberty for the Commission and their successors in title with or without workmen at all reasonable times to enter upon the property hereby conveyed (a) for the purpose of making such connections as aforesaid and for the purpose of repairing and cleansing any sewers drains and watercourses and also for the purpose of maintaining repairing renewing reinstating altering or amending any fences walls

## C: Charges Register continued

railway banks abutment or retaining walls bridges and other works of the Commission on their adjoining or neighbouring land"

4 A Conveyance and Deed of Exchange affecting the land edged and numbered 2 in brown on the filed plan dated 9 March 1962 made between (1) The Shell Company of the United Kingdom Limited (Shell) and (2) Mobil Oil Company Limited (Mobil) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

5 The land tinted blue on the filed plan is subject to the following rights granted by a Conveyance of adjoining land dated 7 December 1966 made between (1) The Shell Company of the United Kingdom Limited (Vendor) and (2) United Kingdom Oil Pipelines Limited (Purchaser):-

"TOGETHER with full right and liberty for the Purchaser its servants agents and licensees for any of the purposes for which the said land coloured pink and yellow on the said plan numbered 1 may be used in common with the Vendor and all others having the like right at all times with or without vehicles to pass and repass along over and upon the road coloured green on the said plan numbered 1"

NOTE 1: The land coloured green referred to is tinted blue on the filed plan

NOTE 2: The land coloured pink and yellow referred to together comprise the land conveyed under this Conveyance and which land referred to adjoins part of the south eastern boundary of the land tinted blue on the filed plan.

6 Lease dated 19 December 1967 of a strip of land shown by a blue broken line between points E and F in blue on the filed plan in width .4572m (18 inches) and in depth 9.144m (30 feet) but excluding the top .7620m (2 feet 6 inches) thereof to United Kingdom Oil Pipelines Limited for 999 years (but determinable as wherein provided) from 1 January 1965, no rent reserved. The said lease grants easements and contains conditions as to the diversion of the pipeline as therein mentioned.

*NOTE: Copy lease filed.*

7 The land is subject to the rights granted by a Deed of Grant dated 17 March 1970 made between (1) London and Thames Haven Oil Wharves Limited (Grantor) and (2) South Essex Waterworks Company (Company).

The said Deed also contains covenants by the Grantor.

*NOTE: Copy filed.*

8 An Owner's Consent to pipe line works dated 11 November 1997 made between (1) Shell U.K. Limited and (2) Mobil Oil Company Limited relates to the construction of a pipeline beneath the land hatched blue on the filed plan.

*NOTE: Copy filed.*

9 (05.11.2001) The land is subject to the rights granted by a Deed of Grant dated 31 October 2001 made between (1) Shell UK Limited and (2) Coryton Energy Company LTD.

The said Deed also contains restrictive covenants by the Grantor.

*NOTE: Copy filed.*

10 (30.01.2003) The land is subject to the rights granted by a Deed of Grant dated 17 December 2002 made between (1) Shell U.K. Limited and (2) Northumbrian Water Limited.

The said Deed also contains restrictive covenants by the grantor.

*NOTE: Copy filed.*

11 (10.03.2004) The parts of the land affected thereby are subject to the rights granted by a Deed of Grant dated 16 October 2003 made between (1) Shell U.K. Limited (2) The Peninsular and Oriental Steam Navigation Company and (3) BP Oil U.K. Limited.

## C: Charges Register continued

The said Deed also contains restrictive covenants by the grantor.

*NOTE: Copy filed.*

- 12 (09.05.2008) A Transfer of the land edged and numbered EX814217 and EX814315 in green on the title plan dated 6 March 2008 made between (1) Shell U.K. Limited (2) Shell Property Company Limited and (3) London Gateway Port Limited contains restrictive covenants by the Transferor.

*NOTE:-Copy filed under EX814217.*

- 13 (09.05.2008) 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.

- 14 (30.06.2010) A Deed dated 15 January 2010 made between (1) Shell U.K. Limited (2) Shell Property Company Limited (3) LG Park Freehold Limited (4) LG Park Leasehold Limited (5) London Gateway Port Limited (6) LG Park HT1 Limited (7) LG Park HT2 Limited (8) LG Park HT3 Limited (9) LG Park HT4 Limited (10) LG Park HT5 Limited (11) LG Park HT6 Limited (12) LG Park HT7 Limited (13) LG Park HT8 Limited (14) LG Park HT9 Limited and (15) LG Park HT10 Limited contains restrictive covenants and stipulations.

*NOTE:-Copy filed under EX848385.*

- 15 (30.06.2010) By the deed dated 15 January 2010 referred to above the covenants contained in Paragraphs 18, 19, 20, 22.2.1, 22.2.4 and 22.2.5 of the Transfer dated 6 March 2008 referred to above were released.

- 16 (30.06.2010) The Deed dated 15 January 2010 referred to above contains a provision as to the grant of rights in the events therein mentioned.

- 17 (30.06.2010) The Deed dated 15 January 2010 referred to above contains a right of pre-emption in favour of London Gateway Port Limited in the terms therein mentioned.

- 18 (21.01.2013) The parts of the land thereby affected are subject to the rights granted by a Lease dated 15 January 2013 referred to in the schedule of leases hereto.

The said deed also contains restrictive covenants by the grantor.

*NOTE: Copy lease filed under EX887804.*

- 19 (13.02.2014) By a Deed dated 24 January 2014 made between (1) Shell U.K. Limited (2) Shell Property Company Limited (3) LG Park Freehold Limited (4) LG Park Leasehold Limited (5) London Gateway Port Limited (6) LG Park HT1 Limited (7) LG Park HT2 Limited (8) LG Park HT3 Limited (9) LG Park HT4 Limited (10) LG Park HT5 Limited (11) LG Park HT6 Limited (12) LG Park HT7 Limited (13) LG Park HT8 Limited (14) LG Park HT9 Limited and (15) LG Park HT10 Limited the Deed dated 15 January 2010 referred to above was varied as therein mentioned.

*NOTE: Copy filed under EX848385.*

- 20 (09.05.2014) The parts of the land affected thereby are subject to the rights granted by a Lease of a pumping station dated 6 May 2014 referred to in the schedule of leases hereto.

*NOTE: Copy lease filed under EX904921 .*

## Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 31 December 1930 referred to in the Charges Register:-

"The Purchaser with the intent to bind the said land hereby assured and all persons in whom such land or any part thereof shall for the time being be vested but not so as to be personally liable under this covenant except for so long as he may be the owner of the said land or some part thereof hereby Covenants with the Vendors that he the

### Schedule of restrictive covenants continued

Purchaser and his successors in title will not use or permit the land hereby conveyed or any part thereof or any premises for the time being erected thereon to be used for the sale of excisable liquors by wholesale or retail for consumption either on or off the premises or as a Club where excisable liquors are sold consumed or distributed nor do or suffer to be done upon the said land any act matter or thing which may be or grow to be in any way a nuisance damage or annoyance to the Vendors or their tenants in respect of any of their licensed property in the neighbourhood"

2 The following are details of the covenants contained in the Conveyance and Deed of Exchange dated 9 March 1962 referred to in the Charges Register:-

"SHELL HEREBY COVENANTS with Mobil to the intent that the burden of this covenant may run with and bind all the land of Shell forming part of Shellhaven Creek to observe the stipulations set out in the First Schedule hereto

THE FIRST SCHEDULE before referred to

PART I

Particulars of the said Stipulations

(i) Not to use the upper area or any part thereof for refinery development which expression shall (without prejudice to the generality thereof) include the construction or placing on the upper area of any buildings (other than administrative buildings) plant pipe tracks tankage workshops or storage and the use of the upper area for any purpose connected with or ancillary to the processing storing or transmitting of petroleum or petroleum products and their derivatives or chemical products based on those derivatives

(ii) Subject as aforesaid not to construct or place on the upper area or any part thereof any administrative buildings or any structure signs notice boards or advertisements whatsoever and not to cultivate landscape or otherwise lay out the upper area or any part thereof or use the same for any purpose without first consulting with Shell or Mobil (as the case may be) as to the nature of the development or user proposed and affording to Shell or Mobil (as the case may be) an opportunity to make such representations as to such development or user as it may desire

.....  
..

(iv) Not without the consent in writing of Shell or Mobil as the case may be (which consent shall not be unreasonably withheld in the case of the lower area) to discharge into Shellhaven Creek any effluents other than those which are at the date hereof so discharged by means of the pipes belonging to Mobil and Shell respectively particulars whereof are set out in Part II of this Schedule Provided that it shall be reasonable for either party to withhold such consent in the case of any discharge which is either excessive in volume or obnoxious in nature

PART II

Particulars of the said Pipes

Discharge and Effluent Pipes belonging to Shell

- 10" Cooling water discharge
- 15" Cooling water discharge
- 24" Cooling water discharge"

NOTE: The land edged and numbered 2 in brown on the filed plan forms part of the upper area referred to.

## Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	04.03.2010 edged and numbered 6 in blue NOTE: The lease comprises also other land.	Plot 10 London Gateway	14.01.2010 200 years from 14/1/2010	EX848384
2	03.11.2011 edged and numbered 7 and 8 on blue NOTE: The lease comprises also other land.	bridge and supporting structure	04.10.2011 999 years from 04/10/2011 to 03/10/3010	EX871865
3	21.01.2013 edged and numbered 9 in blue NOTE 1: The lease contains an option to renew upon the terms therein mentioned.  NOTE 2: See entry in the Charges Register relating to the rights granted by this lease.	Transformer Chamber, The Manorway	15.01.2013 99 years from 15/01/2013	EX887804
4	09.05.2014 edged and numbered 4 in blue: blue broken line between points G and H in blue (part of)  NOTE: See Entry in the Charges Register for the rights granted by the Lease	land lying to the south west of The Manorway and the subsoil and undersurface of a strip of land having a width of 1.22m (4 feet) with the upper limit thereof being 0.76m (2 feet 6 inches) below the surface and the lower limit being 0.91m (3 feet) below the bottom of the upper limit	06.05.2014 40 years from 1/6/2010	EX904921
5	02.02.1978 edged and numbered 10 in blue NOTE: The lease comprises also other land.	Land on the north east side of The Manorway	09.12.1977 50 years from 25.12.1972	EX200632

End of register



**These are the notes referred to on the following official copy**

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.


This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

There is an/are application(s) pending in HM Land Registry and if we have only completed the mapping work for a pending application affecting the title concerned, such as a transfer of part:

- additional colour or other references, for example 'numbered 1', may appear on the title plan (or be referred to in the certificate of inspection in form CI), but may not yet be mentioned in the register
- colour or other references may also have been amended or removed from the title plan (or not be referred to in form CI), but this may not be reflected in the register at this stage.

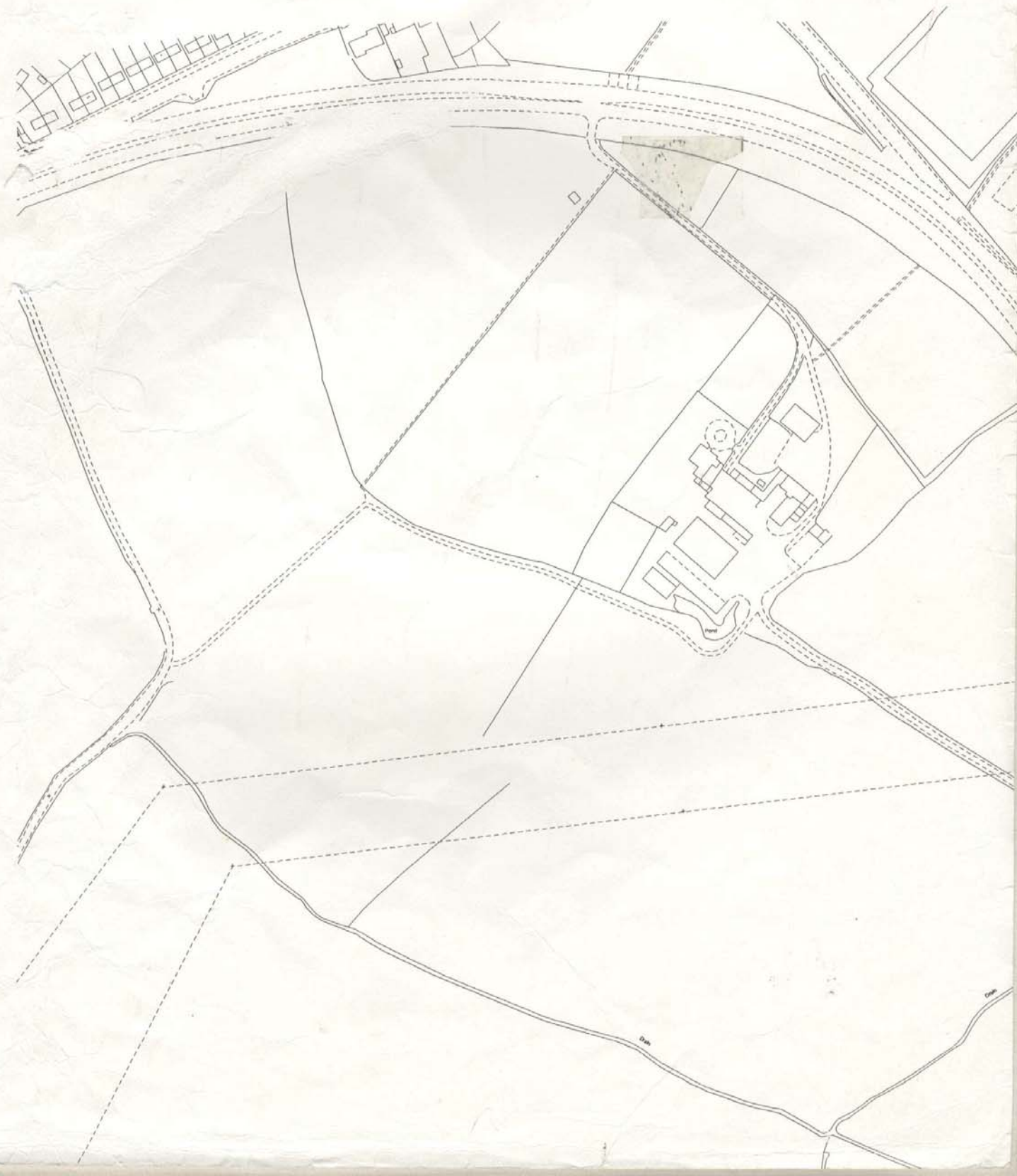
This official copy is issued on 07 April 2022 shows the state of this title plan on 26 January 2021 at 12:10:27. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may 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 the HM Land Registry, Peterborough Office .

© Crown copyright. Produced by HM Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316.

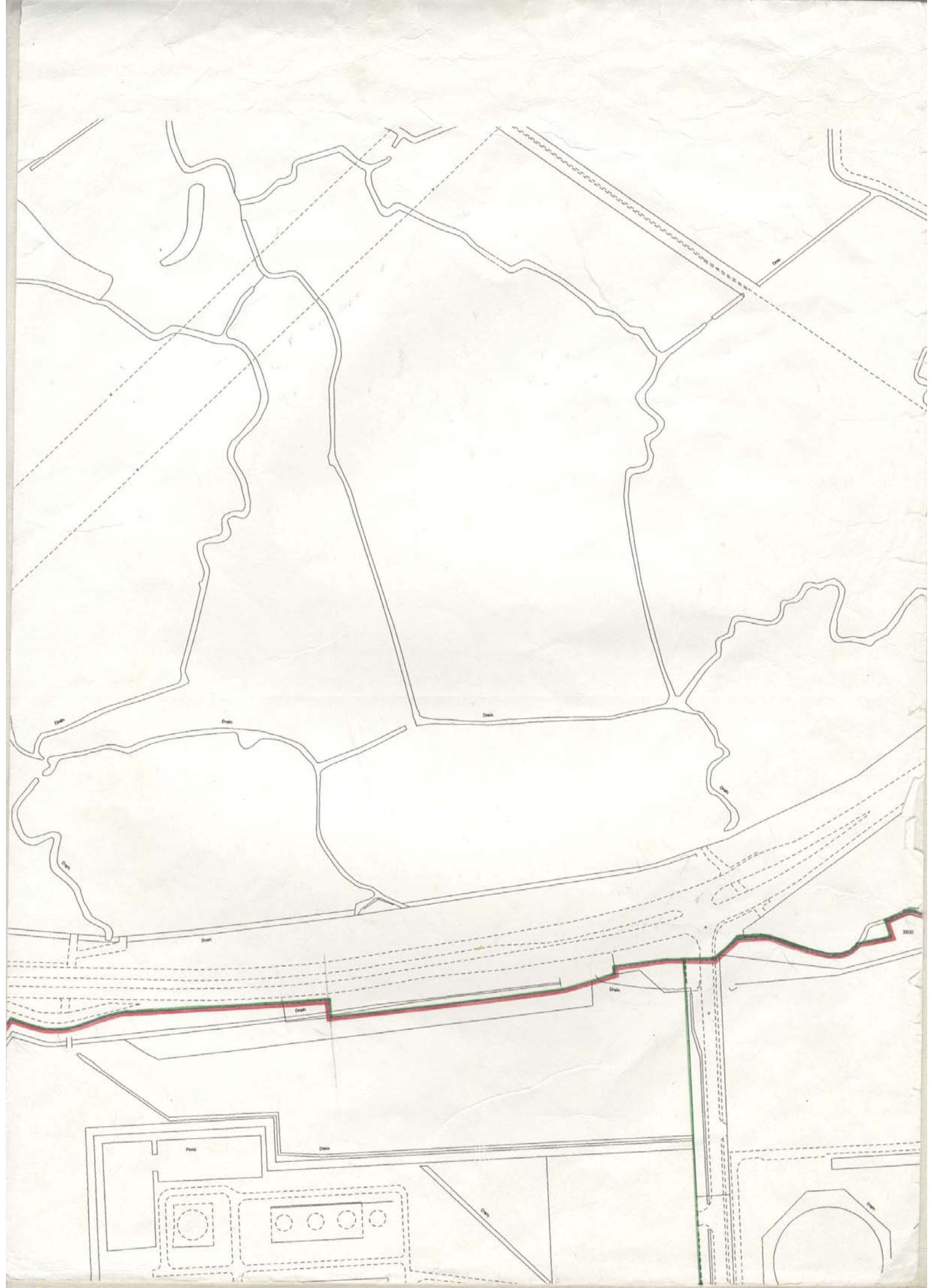
<b>LR</b>	TITLE NUMBER <b>EX633637</b>	N 
	THURROCK	
ORDNANCE SURVEY MAP REFERENCE: TQ7081 TQ7082 TQ7083 TQ7181 TQ7182 TQ7183 TQ7281 TQ7282 TQ7283 TQ7381 TQ7382 TQ7383 TQ7481 TQ7482 TQ7483		SCALE 1:2500

CROWN COPYRIGHT. Produced by HMLR. Further reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. License Number GD 272728.

**NOTE: THE BOUNDARY OF THE LAND WHERE IT ABUTS ON THE RIVER THAMES IS THE MEAN HIGH WATER MARK FROM TIME TO TIME.**

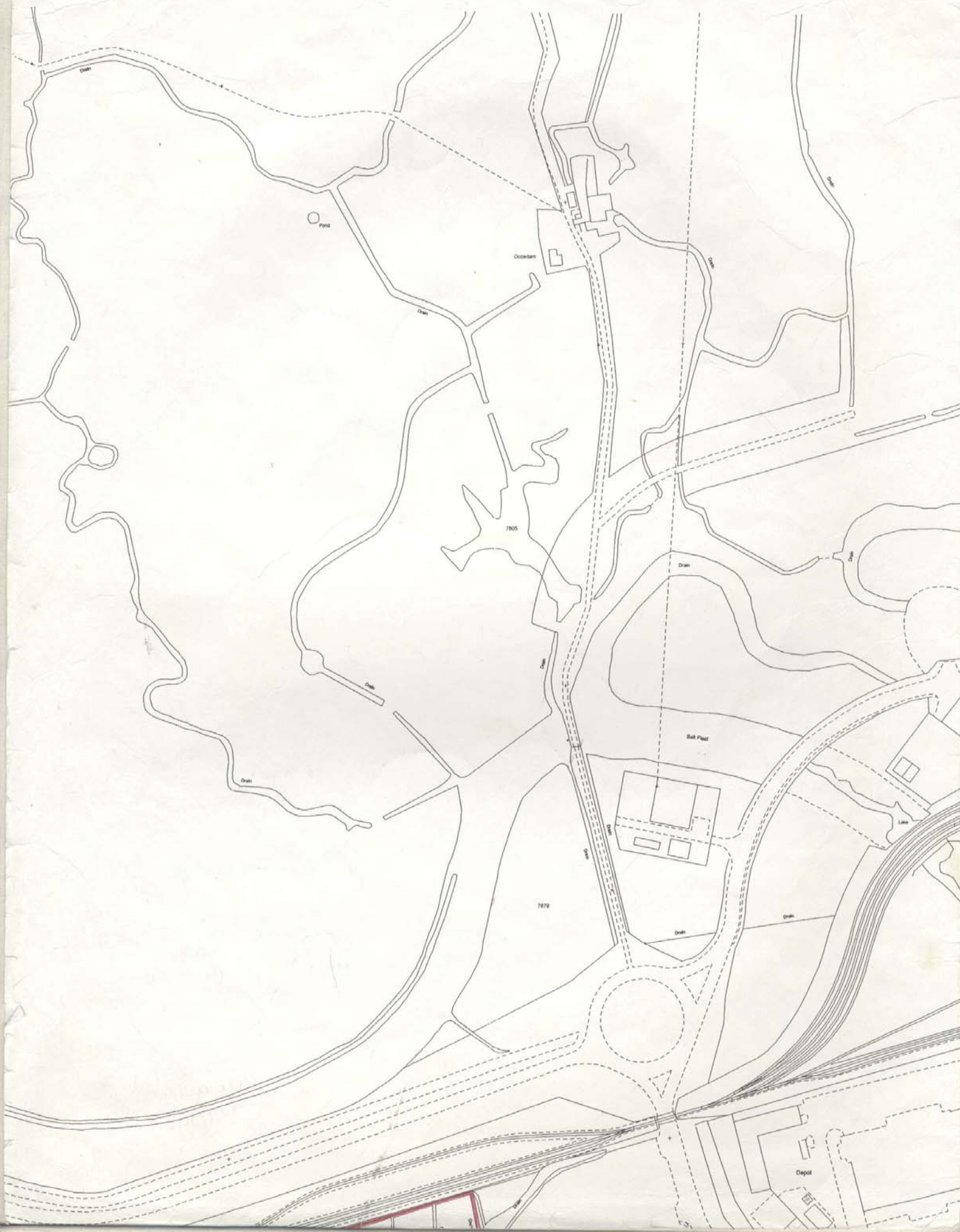






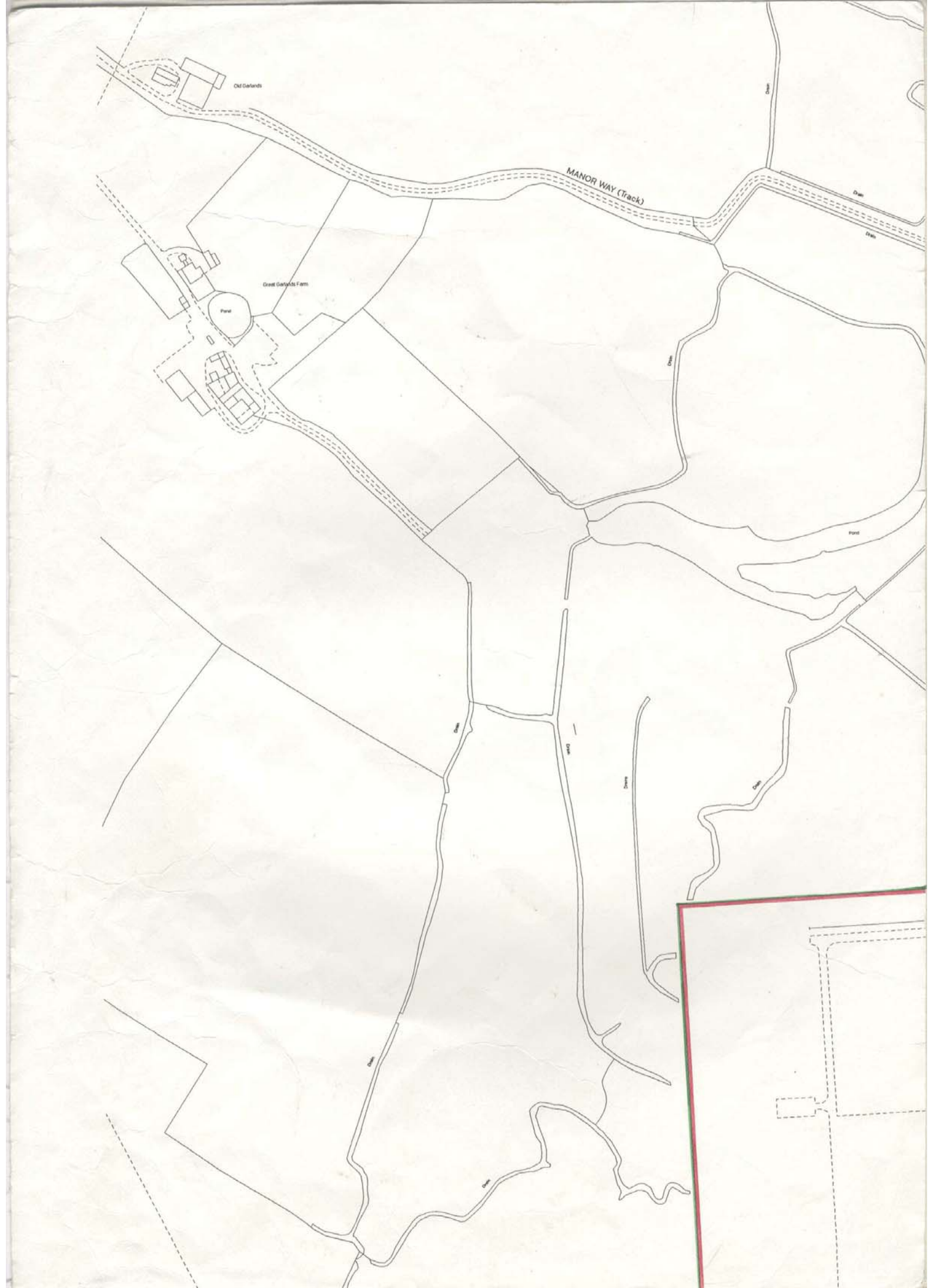












Old Garlands

Great Garlands Farm

MANOR WAY (Track)

DRAIN

DRAIN

POND

POND

DRAIN

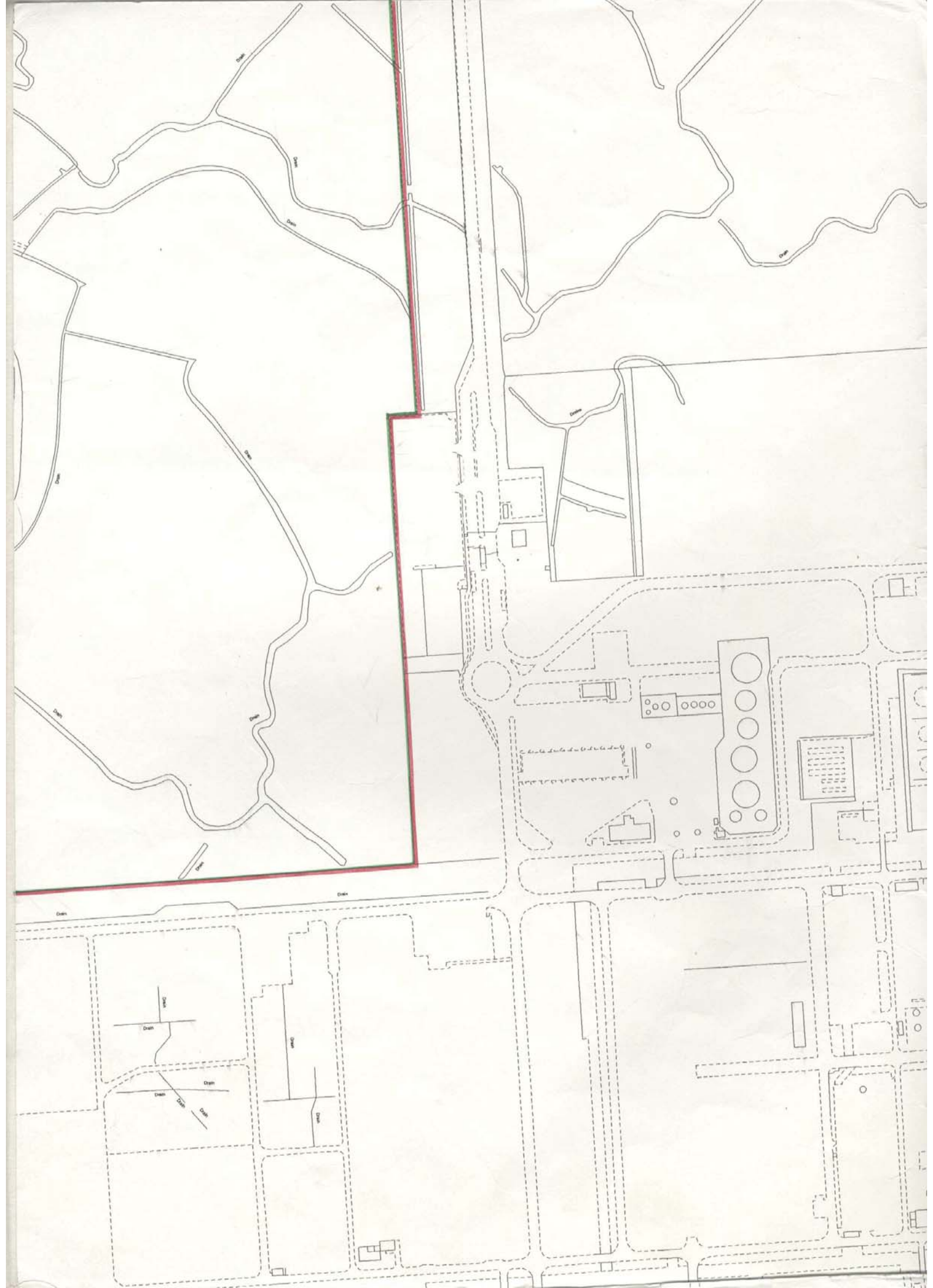
DRAIN

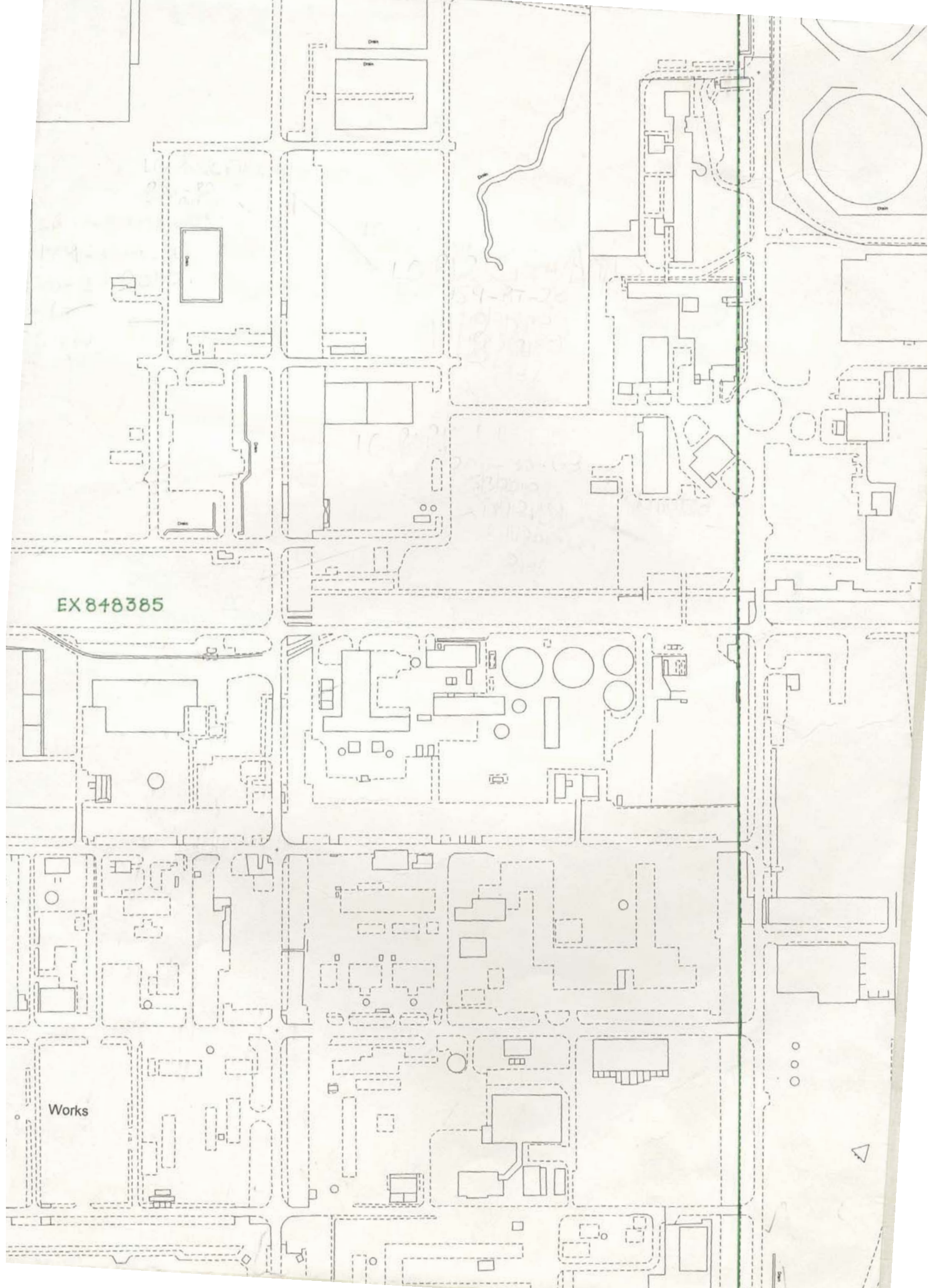
DRAIN

DRAIN

DRAIN

DRAIN

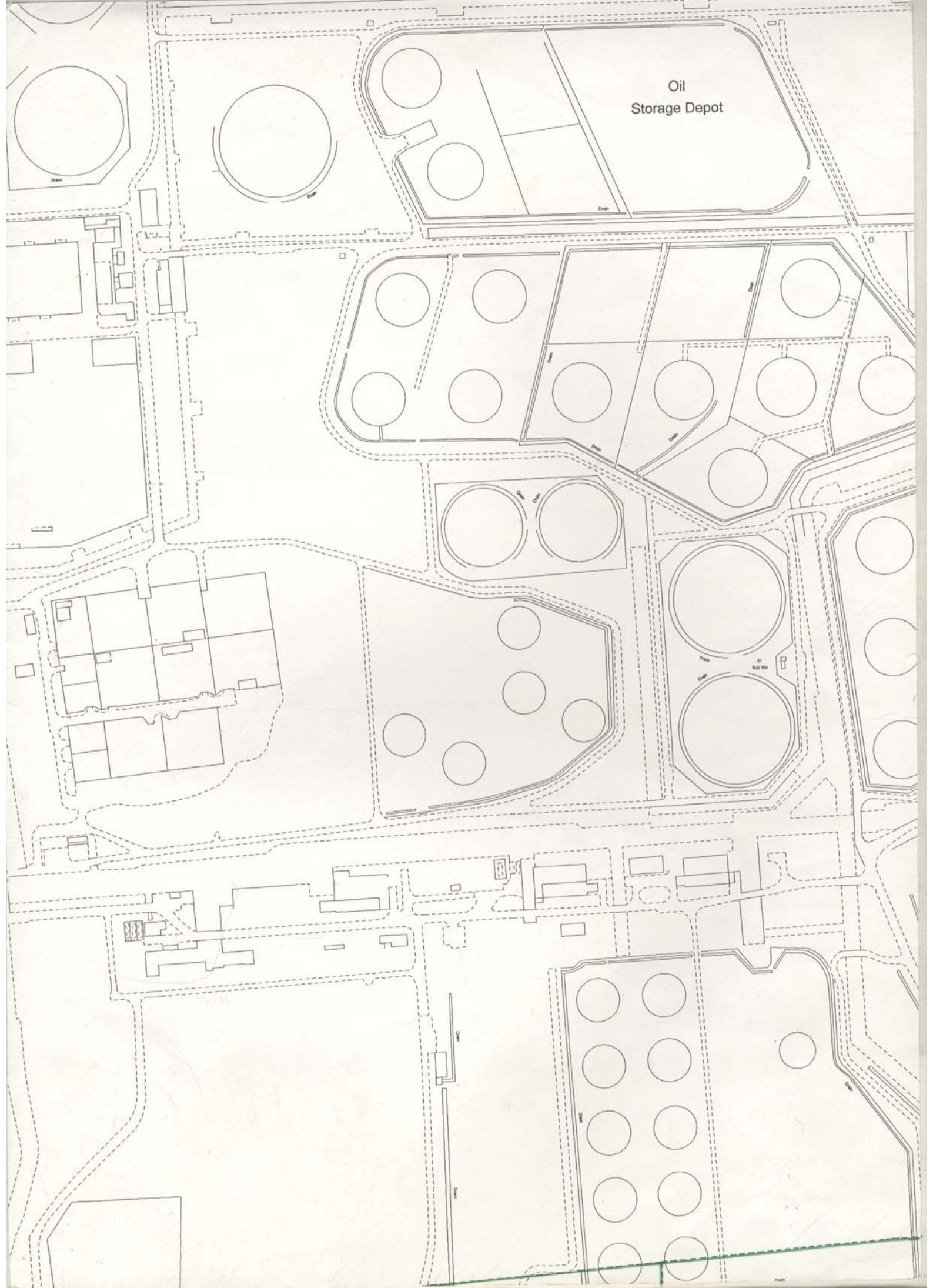




EX 848385

Works

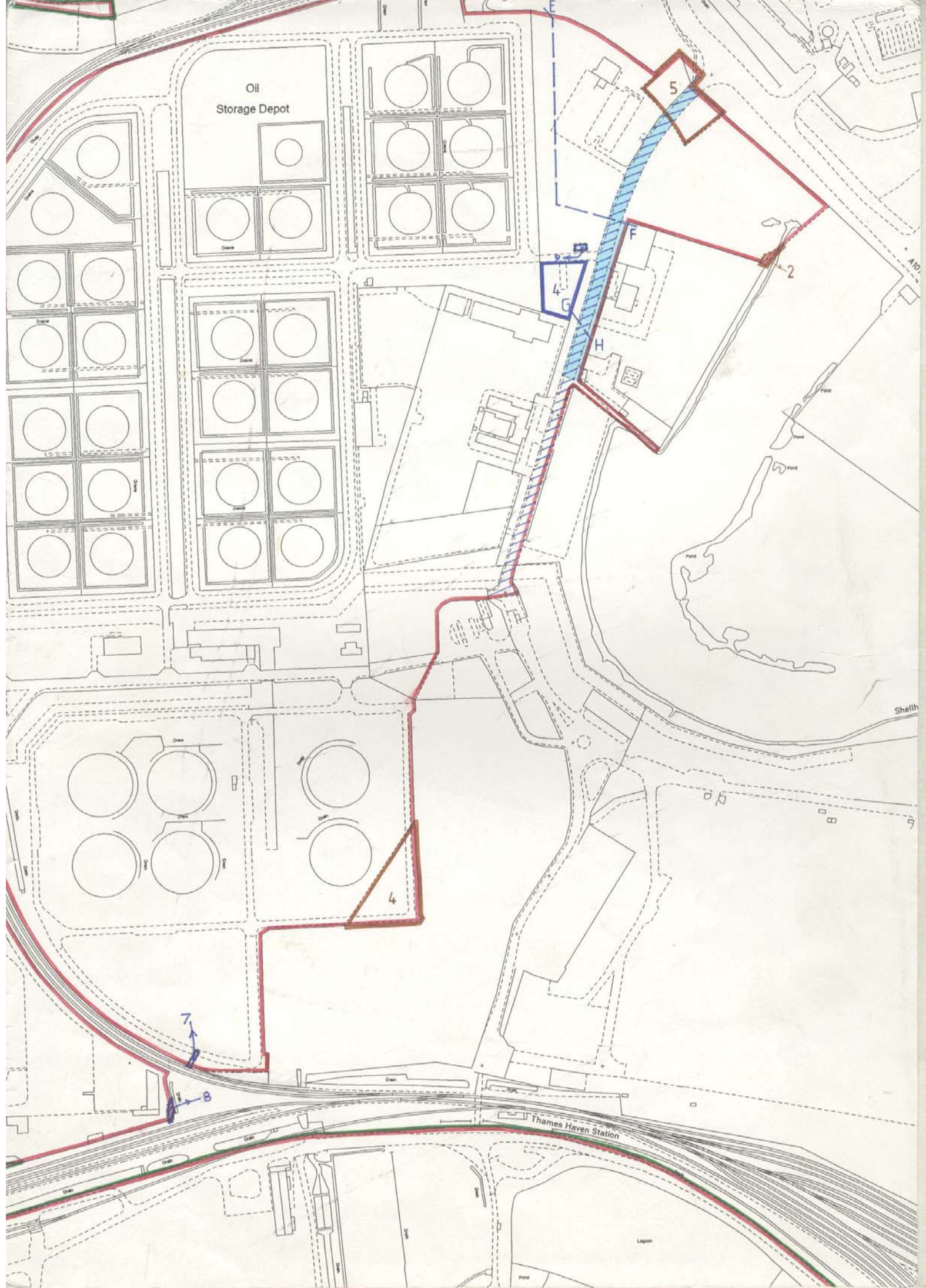
Oil  
Storage Depot



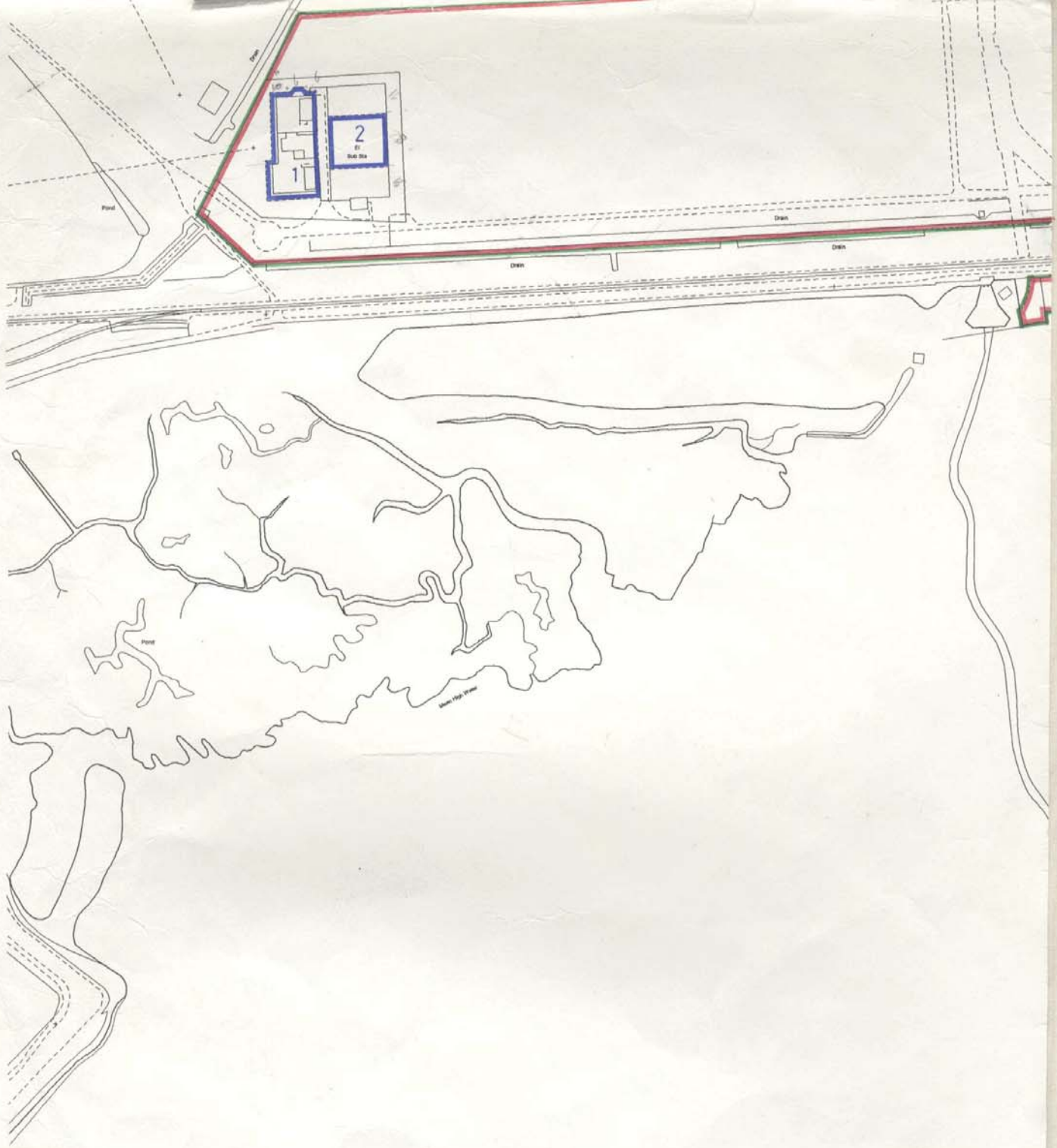
EX 857549

EX 814315









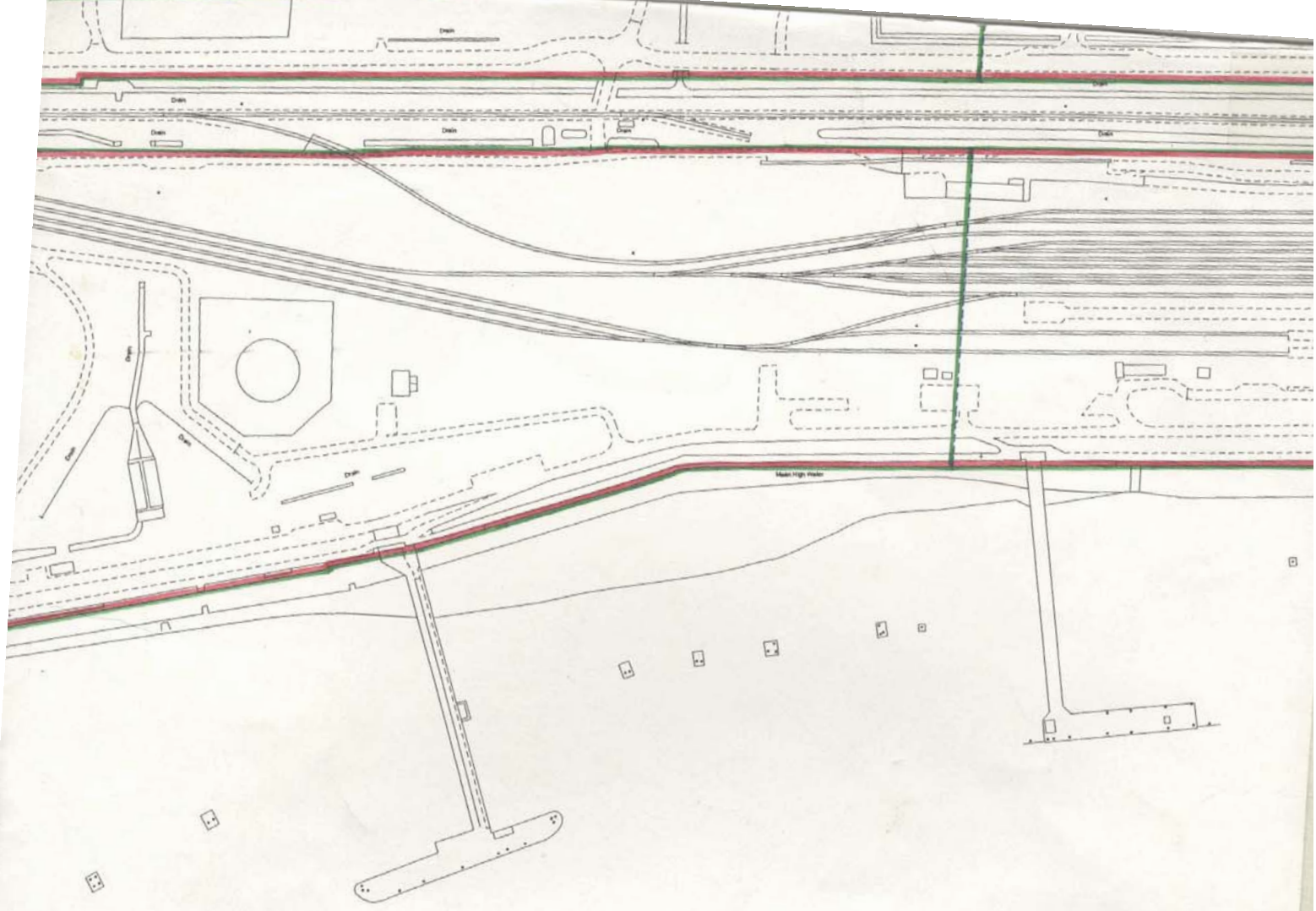


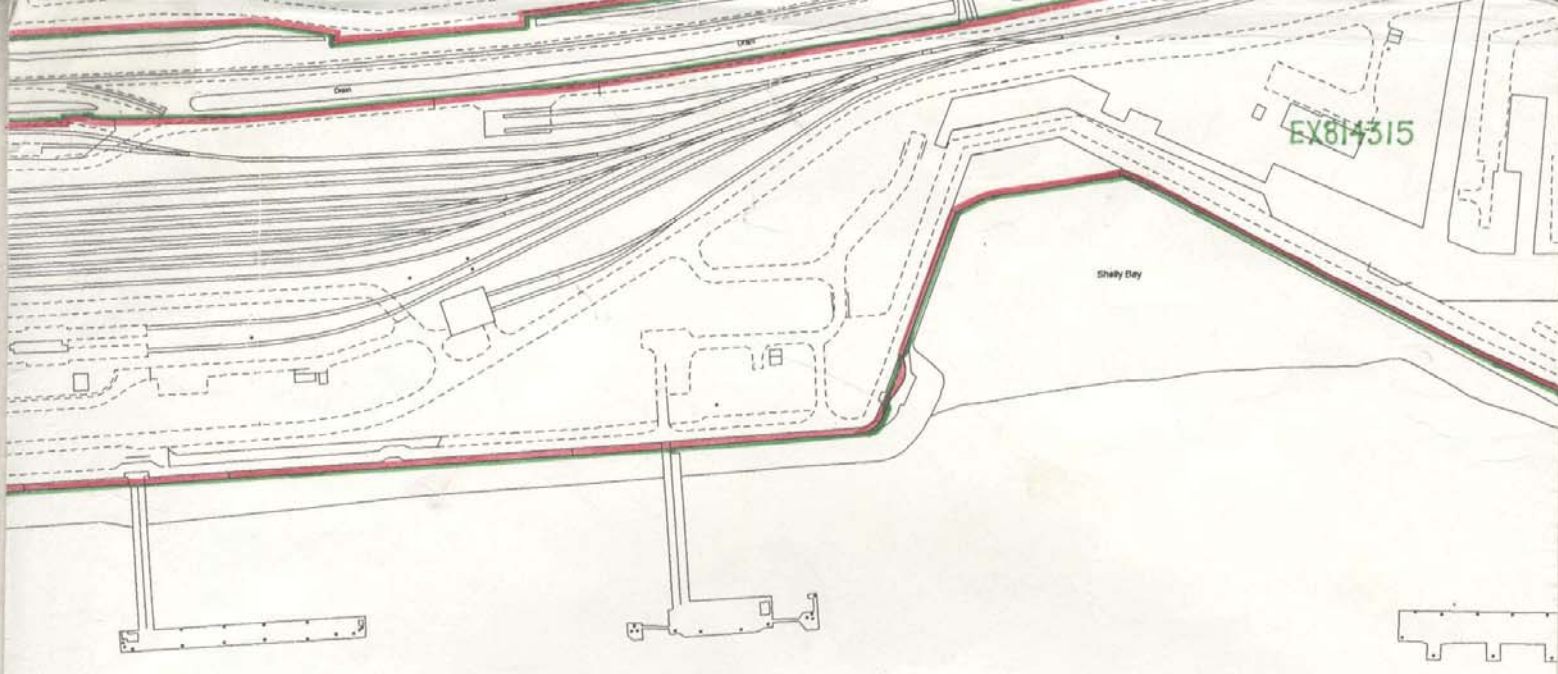


EX814217

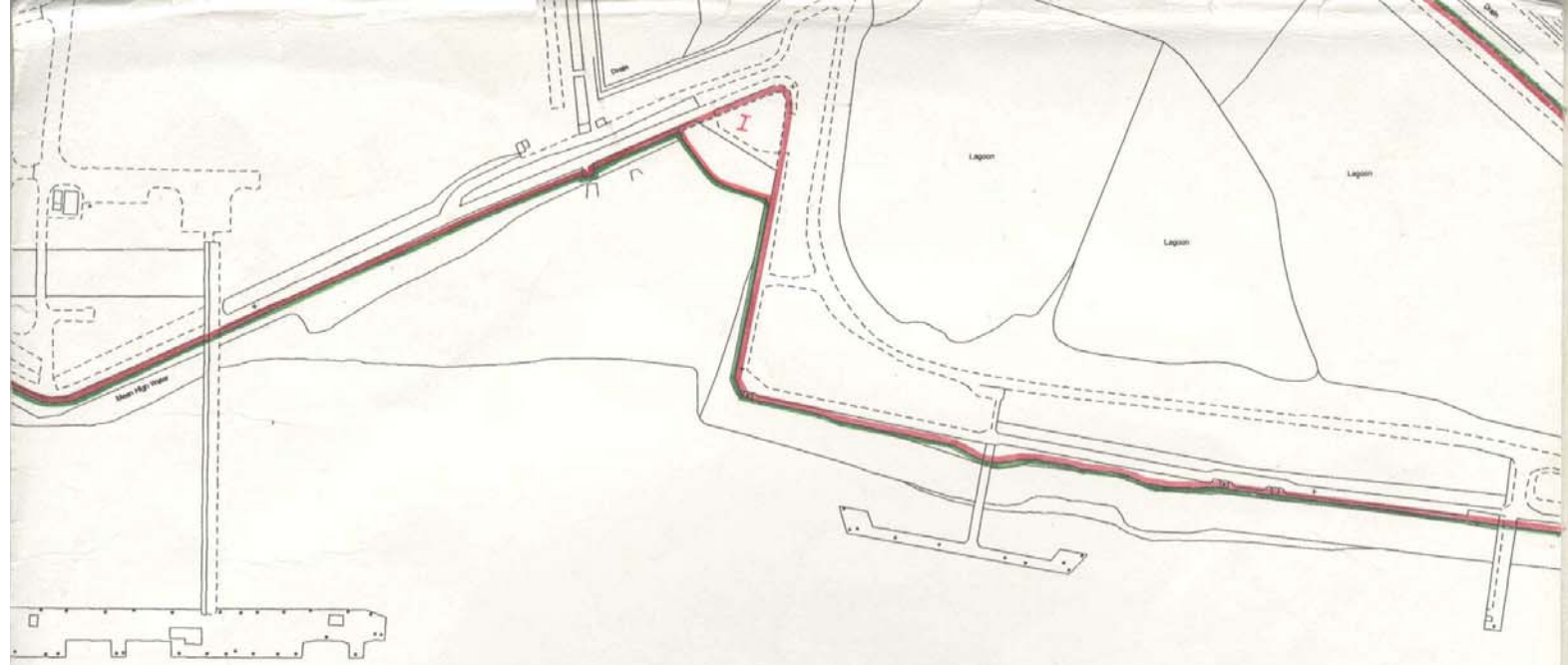
EX814217

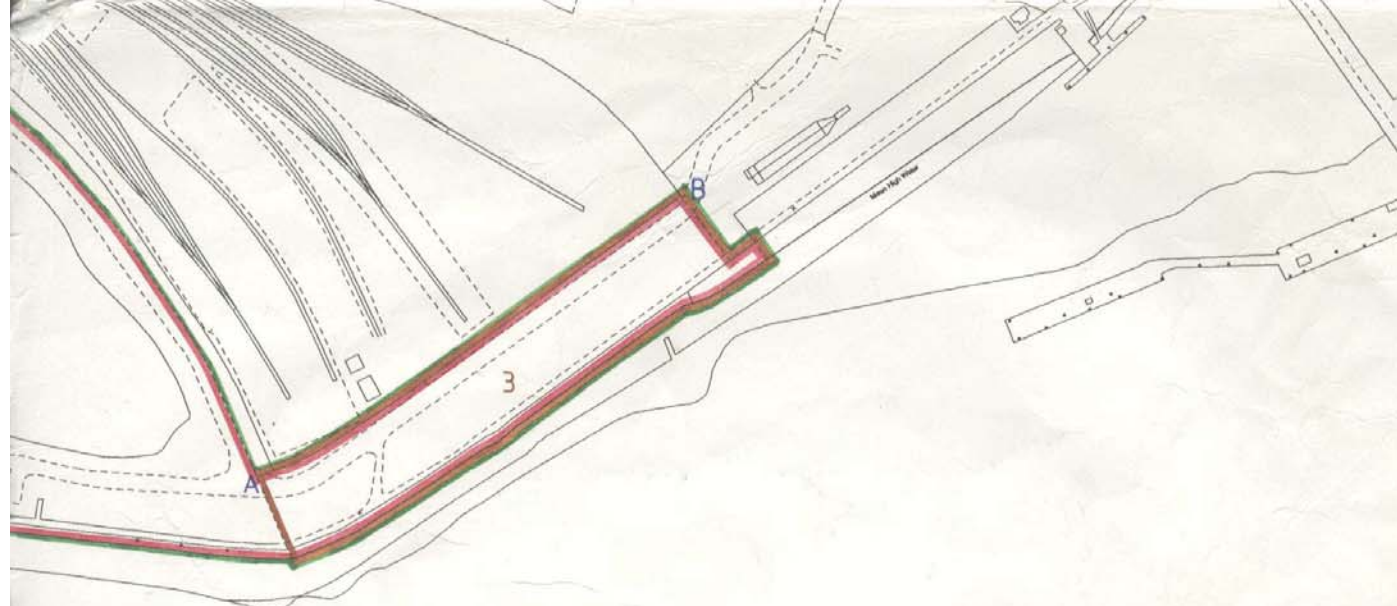






# River Thames





Plan of Shell Haven  
(Plan 1)



Plan of Shell Haven  
(Plan 2)





The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



## Official copy of register of title

Title number WK490322

Edition date 11.03.2019

- This official copy shows the entries on the register of title on 07 APR 2022 at 16:53:26.
- 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 07 Apr 2022.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Gloucester Office.

### A: Property Register

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

WARWICKSHIRE : NORTH WARWICKSHIRE

- 1 (10.05.2017) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land at Kingsbury Terminal, Piccadilly Way, Kingsbury, Tamworth (B78 2HA).
- 2 (11.03.2019) A Transfer of the land in this title dated 1 February 2019 made between (1) BP Oil UK Limited (Transferor) and (2) Essar Midlands Limited (Transferee) contains the following provision:-  
  
"The Transferee does not acquire any right to light or air over any neighbouring land of the Transferor"

### 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 (11.03.2019) PROPRIETOR: ESSAR MIDLANDS LIMITED (Co. Regn. No. 11253987) of The Administration Building, 5th Floor, Stanlow Manufacturing Complex, Ellesmere Port CH65 4HB.
- 2 (11.03.2019) The price stated to have been paid on 1 February 2019 was £1.
- 3 (11.03.2019) The Transfer to the proprietor contains a covenant to observe and perform the covenants so far as they relate to the property and of indemnity in respect thereof.

### C: Charges Register

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

- 1 (10.05.2017) The land is subject to the following rights reserved by a Conveyance of the land in this title and other land dated 13 February

## C: Charges Register continued

1981 made between (1) Shell-Mex and B.P.Limited (2) BP Marketing Limited (3) Shell Marketing Limited (4) BP Oil Limited and (5) Shell U.K. Limited:-

"SUBJECT to ..... all ..... covenants exceptions reservations easements and other matters now affecting ..... the said property"

2 (10.05.2017) 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.

3 (10.05.2017) By a Deed dated 15 August 1984 made between (1) B P Oil Limited and (2) United Kingdom Oil Pipelines Limited the terms of the lease dated 15 August 1984 referred to in the schedule of leases hereto were varied.

*NOTE: Copy Deed filed under WK286336.*

4 (10.05.2017) The parts of the land thereby affected are subject to the rights granted by a Lease of an Electricity Sub-station dated 11 August 2003 referred to in the schedule of leases hereto.

The said deed also contains restrictive covenants by the grantor.

*NOTE: Copy lease filed under WK452346.*

## Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	10.05.2017 Edged and numbered 2 in blue	Electricity Sub-station	11.08.2003 15 years from 11.08.2003	WK452346
	NOTE: See entry in the Charges Register relating to the rights granted by this lease.			
2	10.05.2017 Edged and numbered 1 in blue	Underground pipeline	15.08.1984 999 years from 01.01.1982	WK286336
	NOTE: See entry in the Charges Register relating to a Deed of Variation dated 15 August 1984.			

End of register

**These are the notes referred to on the following official copy**

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

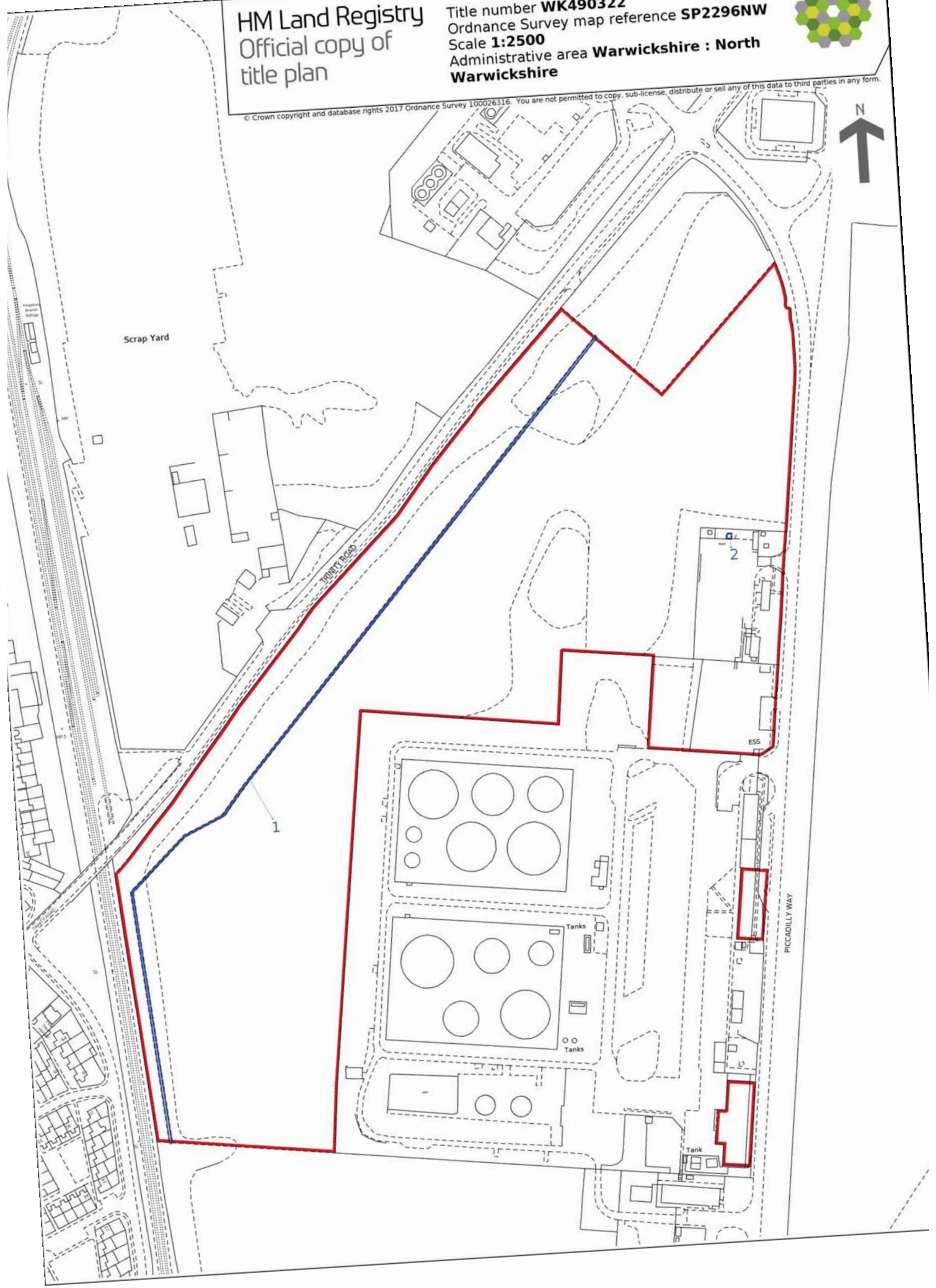
This official copy is issued on 07 April 2022 shows the state of this title plan on 07 April 2022 at 16:53:26. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be 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 the HM Land Registry, Gloucester Office .

HM Land Registry  
Official copy of  
title plan

Title number **WK490322**  
Ordnance Survey map reference **SP2296NW**  
Scale **1:2500**  
Administrative area **Warwickshire : North**  
**Warwickshire**



© Crown copyright and database rights 2017 Ordnance Survey 100026316. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.



The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



# Official copy of register of title

Title number WK355176

Edition date 11.03.2019

- This official copy shows the entries on the register of title on 07 APR 2022 at 16:49:51.
- 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 07 Apr 2022.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Gloucester Office.

## A: Property Register

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

WARWICKSHIRE : NORTH WARWICKSHIRE

- 1 (05.10.1994) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Kingsbury Oil Terminal, Piccadilly Way, Kingsbury.
- 2 (05.10.1994) The land has the benefit of the following rights reserved by the Conveyance of 28.75 acres of land lying to the north of the land in this title dated 31 March 1967 referred to in the Charges Register:-  
  
EXCEPT AND RESERVING unto the Vendor for the benefit of the remainder of the Vendor's land at Kingsbury and every part thereof full and free right and liberty to use for all proper purposes connected with the existing and every future use of the Vendor's land aforesaid any sewers drains watercourses pipes cables wires or other channels or conductors now laid or hereafter to be laid in under or over the land hereby conveyed with power at any time or times to enter thereupon for the purpose of making connections with repairing renewing maintaining inspecting or cleansing the same PROVIDED THAT this grant is limited to such sewers drains watercourses pipes cables wires or other channels or conductors as are now laid or shall within the before mentioned period of eighty years be laid as aforesaid.
- 3 (05.10.1994) The land has the benefit of the following rights reserved by the Conveyance of 8.29 acres of land lying to the north of the land in this title dated 31 March 1967 referred to in the Charges Register:-  
  
EXCEPT AND RESERVING unto the Vendor for the benefit of the remainder of the Vendor's land at Kingsbury and every part thereof full and free right and liberty to use for all proper purposes connected with the existing and every future use of the Vendor's land aforesaid any sewers drains water courses pipes cables wires or other channels or conductors now laid or hereafter to be laid in under or over the land hereby conveyed with power at any time or times to enter thereupon for the purpose of making connections with repairing renewing maintaining inspecting or cleansing the same PROVIDED THAT this grant is limited to such sewers drains water courses pipes cables wires or other channels or conductors as are now laid or shall within the before mentioned period of Eighty years be laid as aforesaid."
- 4 (05.10.1994) The land has the benefit of the rights reserved by the

## A: Property Register continued

Conveyance of 16.83 acres of land lying to the north of the land in this title dated 31 March 1967 referred to in the Charges Register. The said rights are identical to those contained in the Conveyance of 8.29 acres of land dated 31 March 1967 referred to above.

- 5 (05.10.1994) The land has the benefit of the rights reserved by the Conveyance of 4.96 acres of land lying to the north of the land in this title dated 31 March 1967 referred to in the Charges Register. The said rights are identical to those contained in the Conveyance of 8.29 acres of land dated 31 March 1967 referred to above.
- 6 (05.10.1994) The land has the benefit of the rights reserved by the Conveyance of 19.05 acres of land lying to the north of the land in this title dated 3 July 1967 referred to in the Charges Register. The said rights are identical to those contained in the Conveyance of 8.29 acres of land dated 31 March 1967 referred to above.
- 7 (05.10.1994) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 1 January 1994 referred to in the Charges Register.
- 8 (05.10.1994) The Transfer dated 1 January 1994 referred to above contains a provision as to light or air.

*NOTE: Copy filed.*

- 9 (11.03.2019) A Transfer of the land in this title and other land dated 1 February 2019 made between (1) Shell U.K. Limited and BP Oil UK Limited and (2) Shell U.K. Limited and Essar Midlands Limited contains a provision as to light or air and a provision relating to the creation and/or passing of easements.

*NOTE: Copy filed.*

## 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 (11.03.2019) PROPRIETOR: SHELL U.K. LIMITED (Co. Regn. No. 00140141) of Shell Centre, York Road, London SE1 7NA and ESSAR MIDLANDS LIMITED (Co. Regn. No. 11253987) of The Administration Building, 5th Floor, Stanlow Manufacturing Complex, Ellesmere Port CH65 4HB.
- 2 (05.10.1994) RESTRICTION: No disposition by a sole proprietor of the land (not being a trust corporation) under which capital money arises is to be registered except under an order of the registrar or of the Court.
- 3 (11.03.2019) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

## C: Charges Register

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

- 1 (22.03.1996) The land is subject to the following rights granted by a Conveyance of 28.75 acres of land lying to the north of the land in this title dated 31 March 1967 made between (1) Shell-Mex and B. P. Limited (Vendor) and (2) Mobil Oil Company Limited (Purchaser):-  
  
"TOGETHER with full and free right and liberty for the Purchaser in common with all other persons who have or may hereafter have the like right to use for all proper purposes connected with the existing and every future use of the land hereby conveyed any sewers drains water courses pipes cables wires or other channels or conductors now laid or hereafter to be laid in under or over the remainder of the Vendor's



### C: Charges Register continued

land at Kingsbury with power at any time or times to enter thereupon for the purpose of making connections with repairing renewing maintaining inspecting or cleansing the same PROVIDED THAT this grant is limited to such sewers drains watercourses pipes cables wires or other channels or conductors as are now laid or shall within a period of eighty years from the date hereof be laid as aforesaid which period of eighty years is the perpetuity period applicable to this disposition under the rule against perpetuities."

- 2 (22.03.1996) The land is subject to the following rights granted by a Conveyance of 8.29 acres of land lying to the north of the land in this title dated 31 March 1967 made between (1) Shell-Mex and B.P. Limited (Vendor) and (2) Sevenoaks Property Company Limited (Purchaser):-

"TOGETHER with full and free right and liberty for the Purchaser in common with all other persons who have or may hereafter have the like right

.....  
..

(b) To use for all proper purposes connected with the existing and every future use of the land hereby conveyed any sewers drains water courses pipes cables wires or other channels or conductors now laid or hereafter to be laid in under or over the said road coloured brown and the remainder of the Vendor's land at Kingsbury with power at any time or times to enter thereupon for the purpose of making connections with repairing renewing maintaining inspecting or cleansing the same PROVIDED THAT this grant is limited to such sewers drains water courses pipes cables wires or other channels or conductors as are now laid or shall within a period of Eighty years from the date hereof be laid as aforesaid which period of Eighty years is the perpetuity period applicable to this disposition under the rule against perpetuities."

NOTE: The road coloured brown referred to does not affect the land in this title.

- 3 (22.03.1996) The land is subject to the rights granted by a Conveyance of 16.83 acres of land lying to the north of the land in this title dated 31 March 1967 made between (1) Shell-Mex and B.P. Limited (Vendor) and (2) Sevenoaks Property Company Limited (Purchaser). The said rights are identical to those contained in the Conveyance of 8.29 acres of land dated 31 March 1967 referred to above.
- 4 (22.03.1996) The land is subject to the rights granted by a Conveyance of 4.96 acres of land lying to the north of the land in this title dated 31 March 1967 made between (1) Shell-Mex and B. P. Limited (Vendor) and (2) United Kingdom Oil Pipelines Limited (Purchaser). The said rights are identical to those contained in the Conveyance of 8.29 acres of land dated 31 March 1967 referred to above.
- 5 (22.03.1996) The land is subject to the rights granted by a Conveyance of 19.05 acres of land lying to the north of the land in this title dated 3 July 1967 made between (1) Shell-Mex and B. P. Limited (Vendor) and (2) Regent Oil Company Limited (Purchaser). The said rights are identical to those contained in the Conveyance of 8.29 acres of land dated 31 March 1967 referred to above except that in the latter Conveyance the road coloured brown is described as the land coloured brown.
- 6 (05.10.1994) The land is subject, for the term of 20 years from 1 January 1976, to the following rights granted by a Lease of the land edged blue on the filed plan dated 12 February 1985 made between (1) BP Oil Limited and (2) Shell U.K. Limited:-

"The rights and easements described in the Second Schedule hereto.

.....  
..

THE SECOND SCHEDULE hereinbefore referred to  
(Easements and rights included in the demise)

## C: Charges Register continued

To use in full free right and liberty in common with the Landlord at all times and from time to time in connection with the Tenant's use and enjoyment of the demised premises the roads and/or made up surfaces upon the Landlord's property at Kingsbury aforesaid for the purpose of access to and egress from the same and the right to connect into all main services (at the Tenant's own expense) for the purpose of and to enable the Tenant to carry on its business on the demised premises."

- 7 (05.10.1994) A Transfer of the land in this title dated 1 January 1994 made between (1) BP Oil UK Limited and (2) BP Oil UK Limited and Shell U.K. Limited contains restrictive covenants.

NOTE 1: The Conveyance dated 8 March 1967 referred to in clause 2(a) of the said Transfer contains no matters affecting the land in this title

*NOTE 2: Original filed.*

End of register

**These are the notes referred to on the following official copy**

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 07 April 2022 shows the state of this title plan on 07 April 2022 at 16:49:51. 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 the HM Land Registry, Gloucester Office .

© Crown copyright. Produced by HM Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316.

H.M. LAND REGISTRY

TITLE NUMBER

WK355 176



ORDNANCE SURVEY  
PLAN REFERENCE

SP 2296

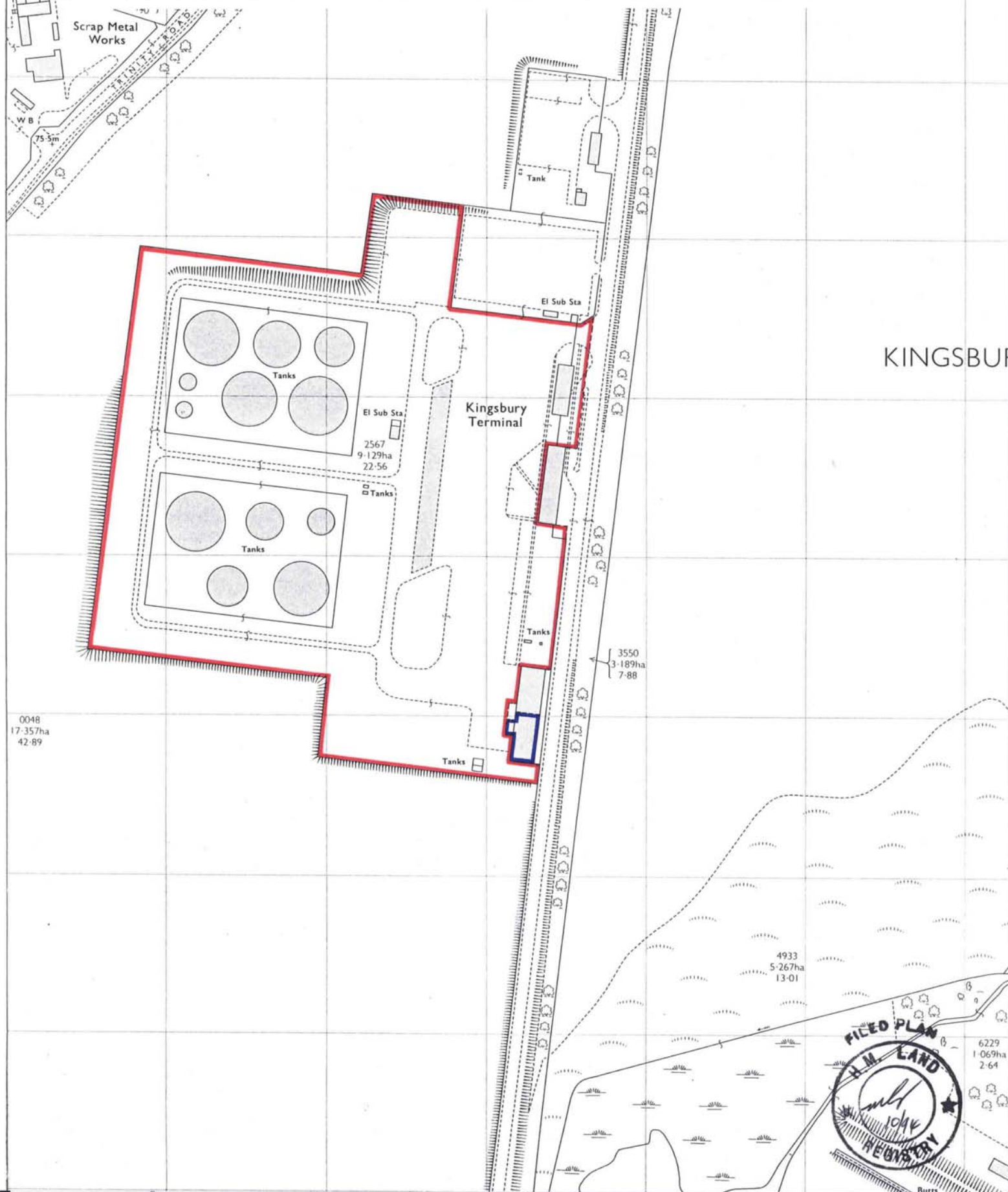
Scale

1/2500

COUNTY WARWICKSHIRE

DISTRICT NORTH WARWICKSHIRE

©Crown Copyright



0048  
17.357ha  
42.89

El Sub Sta  
2567  
9.129ha  
22.56

Kingsbury  
Terminal

3550  
3.189ha  
7.88

4933  
5.267ha  
13.01



6229  
1.069ha  
2.64

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



# Official copy of register of title

Title number WK459156

Edition date 11.03.2019

- This official copy shows the entries on the register of title on 13 APR 2022 at 12:03:00.
- 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 13 Apr 2022.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Gloucester Office.

## A: Property Register

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

WARWICKSHIRE : NORTH WARWICKSHIRE

- 1 (14.12.2010) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land lying to the west of Piccadilly Way, Kingsbury, Tamworth.
- 2 (14.12.2010) The Transfer dated 3 August 2010 referred to in the Charges Register contains provisions as to light or air and other matters.
- 3 (11.03.2019) A Transfer of the land in this title and other land dated 1 February 2019 made between (1) Shell U.K. Limited and BP Oil UK Limited and (2) Shell U.K. Limited and Essar Midlands Limited contains a provision as to light or air and a provision relating to the creation and/or passing of easements.

*NOTE: Copy filed under WK355176.*

## 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 (11.03.2019) PROPRIETOR: Shell U.K. Limited (Co. Regn. No. 00140141) of Shell Centre, York Road, London SE1 7NA and ESSAR MIDLANDS LIMITED (Co. Regn. No. 11253987) of The Administration Building, 5th Floor, Stanlow Manufacturing Complex, Ellesmere Port CH65 4HB.
- 2 (14.12.2010) The price stated to have been paid on 3 August 2010 was £225,644.
- 3 (14.12.2010) 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.
- 4 (11.03.2019) The Transfer to the proprietor contains a covenant to

Title number WK459156

## B: Proprietorship Register continued

observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

## C: Charges Register

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

- 1 (14.12.2010) A Transfer of the land in this title dated 3 August 2010 made between (1) BP Oil UK Limited and (2) Shell U.K. Limited and BP Oil UK Limited contains restrictive covenants.

*NOTE: Copy filed.*

- 2 (14.12.2010) The land is subject to the rights reserved by the Transfer dated 3 August 2010 referred to above.

- 3 (14.12.2010) Option to purchase in favour of Shell U.K. contained in a Agreement dated 3 August 2010 made between (1) Shell U.K. Limited and BP Oil UK Limited and (2) Shell U.K. Limited upon the terms therein mentioned.

*NOTE: Copy filed.*

End of register

**These are the notes referred to on the following official copy**

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

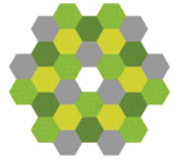
This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 13 April 2022 shows the state of this title plan on 13 April 2022 at 12:03:00. 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 the HM Land Registry, Gloucester Office .

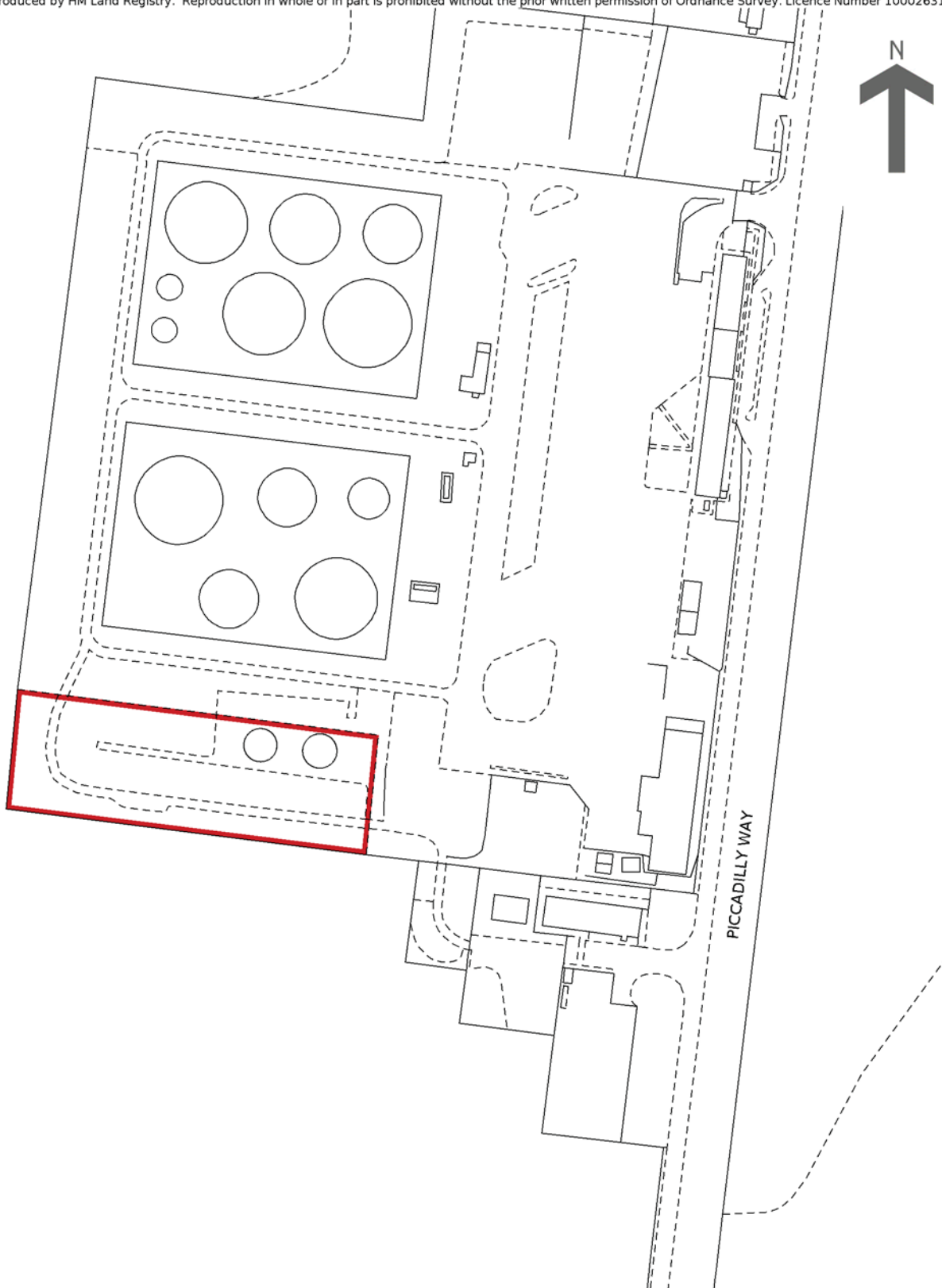


HM Land Registry  
Official copy of  
title plan

Title number **WK459156**  
Ordnance Survey map reference **SP2296NW**  
Scale **1:2500**  
Administrative area **Warwickshire : North**  
**Warwickshire**



©Crown Copyright. Produced by HM Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316



The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



# Official copy of register of title

Title number WK457756

Edition date 11.03.2019

- This official copy shows the entries on the register of title on 13 APR 2022 at 12:02:31.
- 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 13 Apr 2022.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Gloucester Office.

## A: Property Register

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

WARWICKSHIRE : NORTH WARWICKSHIRE

- 1 (13.08.2010) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land adjoining Kingsbury Oil Terminal, Piccadilly Way, Kingsbury.
- 2 (13.08.2010) The Transfer dated 3 August 2010 referred to in the charges register contains a provision as to light or air.
- 3 (11.03.2019) A Transfer of the land in this title and other land dated 1 February 2019 made between (1) Shell U.K. Limited and BP Oil UK Limited and (2) Shell U.K. Limited and Essar Midlands Limited contains a provision as to light or air and a provision relating to the creation and/or passing of easements.

*NOTE: Copy filed under WK355176.*

## 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 (11.03.2019) PROPRIETOR: SHELL U.K. LIMITED (Co. Regn. No. 00140141) of Shell Centre, York Road, London SE1 7NA and ESSAR MIDLANDS LIMITED (Co. Regn. No. 11253987) of The Administration Building, 5th Floor, Stanlow Manufacturing Complex, Ellesmere Port CH65 4HB.
- 2 (13.08.2010) The price stated to have been paid on 3 August 2010 was £46,074 exclusive of VAT.
- 3 (13.08.2010) 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.
- 4 (11.03.2019) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register

Title number WK457756

## B: Proprietorship Register continued

and of indemnity in respect thereof.

## C: Charges Register

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

- 1 (13.08.2010) A Transfer of the land in this title dated 3 August 2010 made between (1) Shell UK Limited and (2) Shell UK Limited and BP Oil Limited contains restrictive covenants.

*NOTE: Copy filed.*

- 2 (13.08.2010) The land is subject to the rights reserved by the Transfer dated 3 August 2010 referred to above.

- 3 (13.08.2010) UNILATERAL NOTICE in respect of an Option Agreement dated 3 August 2010 made between (1) Shell UK Limited and BP Oil Limited and (2) Shell UK Limited.

*NOTE: Copy filed.*

- 4 (13.08.2010) BENEFICIARY: Shell UK Limited (Co. Regn. No. 140141) of Shell Centre, London SE1 7NA.

End of register

**These are the notes referred to on the following official copy**

The electronic official copy of the title plan follows this message.

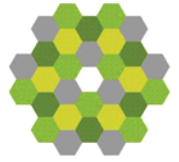
Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

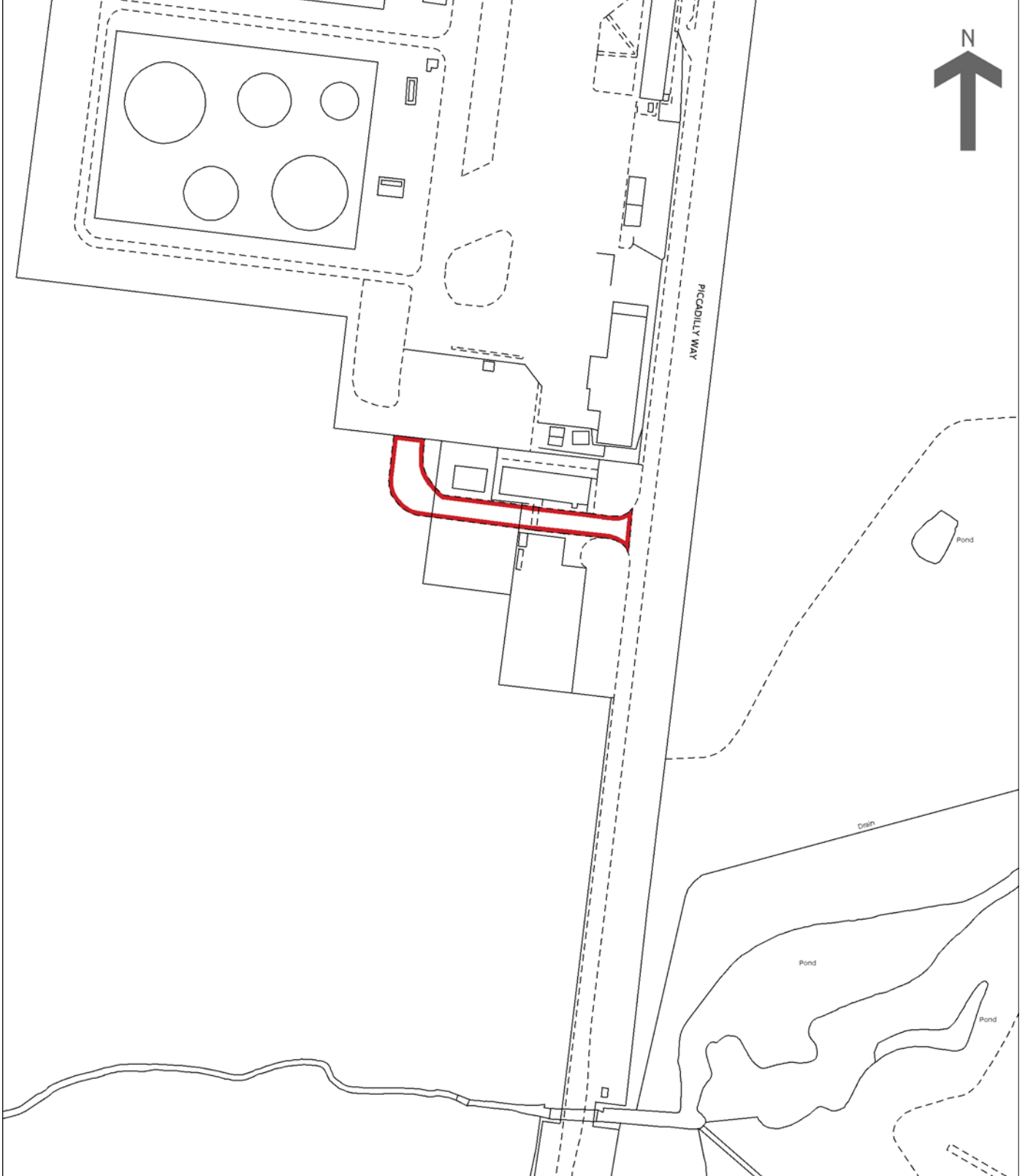
This official copy is issued on 13 April 2022 shows the state of this title plan on 13 April 2022 at 12:02:31. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be 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 the HM Land Registry, Gloucester Office .

HM Land Registry  
Official copy of  
title plan

Title number **WK457756**  
Ordnance Survey map reference **SP2296SW**  
Scale **1:2500**  
Administrative area **Warwickshire : North**  
**Warwickshire**



©Crown Copyright. Produced by HM Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316



# Plan of Kingsbury Terminal

