

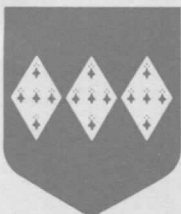
BIRKENHEAD



HALDANE



HALSBURY



CAIRNS



SELBORNE



WESTBURY



HM Land Registry

RECREATION GROUND
OXFORD ROAD

Land Certificate

This is to certify

that the land described within and shown on the official plan is registered at HM Land Registry with the title number and class of title stated in the register.

There are contained in this certificate office copies of the entries in the register and of the official plan and, where so indicated in the register, of documents filed in the Land Registry.

Under section 68 of the Land Registration Act, 1925 and rule 264 of the Land Registration Rules, 1925 this certificate shall be admissible as evidence of the matters contained herein and must be produced to the Chief Land Registrar in the circumstances set out in section 64 of the said Act.



WARNING

All persons are cautioned against altering, adding to or otherwise tampering with either this certificate or any document annexed to it.



A: Property Register

containing the description of the registered land and the estate comprised in the Title.

OXFORDSHIRE : SOUTH OXFORDSHIRE

1. (10 June 1999) The **Freehold** land shown edged with red on the plan of the above Title filed at the Registry and being Land on the south-west side of Oxford Road, Old Marston, Oxford.
 2. (24 May 2001) A new filed plan showing an amended extent has been substituted for the original plan.
-

B: Proprietorship Register

stating nature of the title, name and address of the proprietor of the land and any entries affecting the right of disposal

Title Absolute

1. (10 June 1999) **PROPRIETOR:** OLD MARSTON PARISH COUNCIL care of 31 Oxford Road, Marston, Oxford, OX3 OPQ.
-

C: Charges Register

containing charges, incumbrances etc. adversely affecting the land

1. (10 June 1999) By a Conveyance of the land in this title and other land dated 26 November 1936 made between (1) The Reverend John Hamilton Mortimer (the Grantor) and (2) The Parish Council of the said Parish of Marston (the council) the land was conveyed subject as follows:-

"The Council declares that it will hold the hereditaments hereby conveyed upon the trust following namely upon trust for the perpetual use thereof by the Parishioners of the Parish of Marston aforesaid for the purposes of exercise and recreation".

2. (10 June 1999) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.

Schedule of Notices of Leases

	<i>Registration date and plan ref.</i>	<i>Property description</i>	<i>Date of lease and Term</i>	<i>Lessee's Title</i>
1.	10.6.1999 edged and numbered 1 in blue	Land and buildings on the west side of Oxford Road.	15.6.1961 45 years from 1.12.1960	

END OF REGISTER

NOTE A: A date at the beginning of an entry is the date on which the entry was made in the Register.

*NOTE B: This is a copy of the register on **24 May 2001 at 09:31:00.***



TITLE NUMBER
ON212758



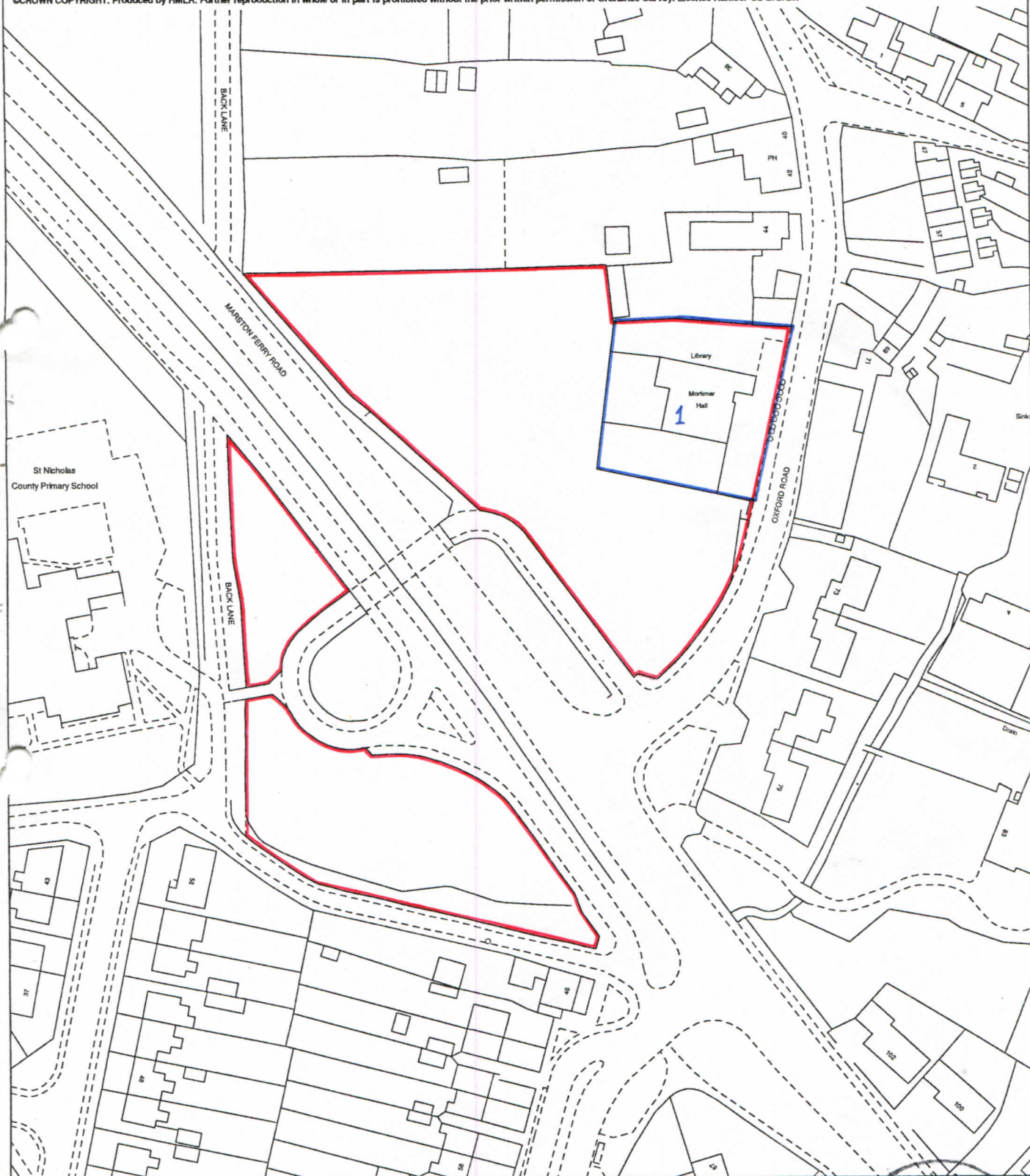
OXFORDSHIRE : SOUTH OXFORDSHIRE

ORDNANCE SURVEY MAP REFERENCE:

SP5208SE

SCALE 1:1250

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REGISTERED LAND – GENERAL INFORMATION

Classes of Title

There are four classes of title with which land may be registered.

(a) **Absolute.** In the case of freeholds, this guarantees that the estate registered is vested in the proprietor of the land, subject only to the entries in the register and such overriding interests (see below) as may affect it.

An absolute title in the case of leaseholds guarantees not only that the registered lease is vested in the registered proprietor but also that the lease was granted validly.

(b) **Possessory.** In the case of either freeholds or leaseholds, registration with possessory title does not affect or prejudice the enforcement of any estate right or interest adverse to the title of the first proprietor and no guarantee is therefore given in respect of such matters. Otherwise such registration has the same effect as absolute title.

(c) **Good leasehold.** This is applicable only to leaseholds. Registration with good leasehold title does not affect or prejudice the enforcement of any estate right or interest adverse to the title of the lessor to grant the lease and no guarantee is therefore given in respect of such matters. Otherwise such registration has the same effect as absolute title.

(d) **Qualified.** In the case of freeholds, this has the same effect as an absolute title except that the title is subject to some defect or right which is specified in the register. A qualified title to leaseholds has the same effect as an absolute or good leasehold title, as the case may be, except for the specified defect.

Conversion of titles. When registration has taken place with any of the above titles other than absolute, conversion to a better title may take place subsequently, in some circumstances as of right, or otherwise at the discretion of the Chief Land Registrar.

Appurtenant rights and privileges

Except where otherwise shown on the register, there is vested in the registered proprietor of the land, any easement, right, privilege or appurtenance which appertains or is reputed to appertain to the land or any part of it or, was at the time of registration demised, occupied or enjoyed with the land or any part of it. This is the case

whether or not such matters are included in the description of the land in the A (Property) register. Where any easement referred to in the A (Property) register is validated by the provisions of the Perpetuities and Accumulations Act 1964 it is to that extent included in the title.

Overriding interests

The register of a title does not normally refer to matters which, in the case of unregistered land, would not usually be disclosed in an abstract of title. The land may nevertheless be subject to such matters, in addition to the charges and other matters referred to on the register, and these include the following:—

(a) Such rights as may be discovered by inspection of the land (e.g., rights of way, light, drainage and other easements) and enquiry of the occupier or any person to whom rent is paid (e.g. leases not noted on the register and equitable interests)

(b) Liabilities arising under Act of Parliament

(i) affecting land generally (e.g. redemption annuities and other rates and taxes of a general nature)

(ii) affecting land in a particular district (e.g. the Building Acts, the Public Health Acts, etc)

(iii) the possibility of compulsory acquisition or requisition whether permanently or for a limited period, by a government department or a local authority (e.g. under the Town and Country Planning Acts, the Agriculture Act 1974, etc)

(c) Local Land Charges (i.e. charges in favour of a local authority under an Act of Parliament). These will be registered in the local registers kept by the local authority.

The above provides only a summary of the matters which may affect registered land whether or not referred to on the register. A detailed list of such matters (known as overriding interests) is contained in section 70 of the Land Registration Act 1925 to which further additions have been made by Rule 258 of the Land Registration Rules 1925, section 13(11) of the Tithe Act 1936 and section 41 of the Coal Act 1938 (with section 5 and Schedule 1 to the Coal Industry Nationalisation Act 1946). Where necessary reference should be made to these provisions for further information.

Boundaries of Registered Land

Except in the very few cases where the register of title states that the boundaries have been fixed the title plan, a copy of which is included in the certificate, only indicates the general boundaries to the land registered. This means that the exact line of any boundary is left undetermined – as, for instance, whether it includes a hedge or wall and ditch, or runs along the centre of a wall or fence, or its inner or outer face, or how far it runs within or beyond it; or whether or not the registered land includes the whole or any portion of an adjoining road or stream.

The Ordnance Map on which the title plan is based, shows physical features such as a hedge, a wall or a fence. Where the boundaries of land are represented by such physical features, the title is mapped up to them. The physical boundaries are therefore defined on the title plan but the exact boundary lines within the features are left undetermined.

Where the boundary of the land does not follow a physical feature shown on the Ordnance Survey Map it will be indicated on the title plan by a dotted line. In addition, the fullest available particulars of the boundary are required to be added.

The Registry may also endorse the title plan that the boundaries have been plotted from the plans to the deeds and that the title plan may be updated from later survey information.

For more exact information concerning the position of boundaries the land should be inspected and such enquiries made as to boundaries as may be necessary. The register may disclose some information as to the ownership or responsibility for the maintenance of boundaries, where such information is available from any deeds and documents of title. However such information is often uncertain or incomplete and its accuracy cannot therefore be guaranteed.

Inspection of the land

It will be apparent from the preceding paragraphs that inspection of the land is a matter of importance to any persons intending to purchase or otherwise deal with it. Such persons should always inspect the land itself, not only to discover the position of boundaries and the existence of any rights of way, light, drainage or other easements or overriding interests but also the identity of all persons in occupation of the land or any buildings on it so that enquiries may be made as to their rights of occupation and otherwise and as to whom rent (if any) is paid.

Revision of the Ordnance Survey Map(s)

The title plans prepared by HM Land Registry are based on the large scale maps of the Ordnance Survey.

The Ordnance Survey map is revised from time to time and a new title plan may be substituted for the existing title plan based on such revision. If this happens an entry to that effect will be made in the register and the copy of the title plan in the certificate will be replaced when the certificate is next sent to the Land Registry.

Personal covenants

Covenants imposing a positive obligation on the covenantor, such as those to erect and maintain fences, repair roads or to indemnify a previous owner in respect of existing positive covenants are not a burden on the land but only on the person making them. Such covenants are not therefore entered as encumbrances in the charges register. On a sale of registered land, as on a sale of unregistered land, the vendor will want to be satisfied as to whether or not he or she has entered into any personal covenants so that, if necessary, an indemnity covenant may be taken from the purchaser.

Since 1952, personal covenants contained in transfers of registered land have been noted in the proprietorship register. Until 1993 no note was made of personal covenants contained in deeds dated prior to the date of registration. Since then personal covenants contained in deeds inducing registration have been dealt with in the same way as those contained in transfers of registered land.

On computerised registers the date of first registration of the land will usually be entered in brackets before the property description. Where exceptionally no date is shown this means that parts of the title were first registered at different times. In such cases information can be obtained from the appropriate district land registry.

It is regretted that the Land Registry cannot take retrospective action with regard to such personal covenants where the land was registered before 1993.

Further Information

The information set out above is intended to be only general guidance to the topics referred to. More detailed information may be obtained as set out in the accompanying Explanatory Leaflet.

Any enquiries relating to the registration of any matters referred to above and in the accompanying leaflet may be addressed to the appropriate district land registry for the area in which the land is situated. This information is set out in Explanatory Leaflet No. 9 available free of charge from any district land registry. The Registry will always try to assist with such enquiries but it should be borne in mind that the Land Registry is not authorised nor in a position to advise as to legal matters generally nor act for any person in such matters so that, where necessary, the assistance of a solicitor or other person or body such as the Citizens' Advice Bureau should be sought.

IMPORTANT

There are a number of matters which are included in the title to land and others to which land is subject which are not referred to in the register. These are set out in the General Information notes printed on the inside of this cover.

The date in NOTE B at the end of the office copy of the entries on the register is the latest date on which this certificate was made to agree with the register.

You may send this certificate to the appropriate district land registry to be brought up to date at any time. This service is provided free of charge and is usually completed within a day or two of receipt of the certificate. The date in NOTE B will not be altered unless there has been an addition or amendment to the register since the issue of this certificate.

The copy of the official plan in this certificate is an exact copy of the plan filed at the district land registry on the date referred to in NOTE B at the end of the register. A later revision of the Ordnance Survey Map may have taken place. In this connection please also see the section headed Revision of the Ordnance Survey Map(s) on the inside of this cover.

You may, by applying on printed Form 109 and paying the prescribed fee obtain from the appropriate district land registry office copies of the register and of the official plan.

Any person intending to purchase, or take a mortgage or lease of the registered land may apply to the appropriate district land registry for an official search to confirm the entries in the register and to obtain the prescribed period of priority for the proposed transaction.

Full details of both the office copy and search procedures are set out in Practice Leaflets obtainable as mentioned in the accompanying Explanatory Leaflet.

Dated 26th November 1936

23743/46

The Revd. J. H. Mortimer

to

The Parish Council of Marston
in the County of Oxford

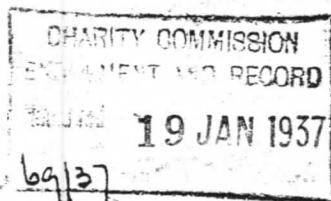
Voluntary

Conveyance

— of —

a piece of land for a Parish
Recreation Ground

from



Thomas Mallow & Co
Oxford

04
-1 DEC 1936

No. 28743

SHAW & SONS LTD.
Law Stationers &c.
FETTER LANE,
LONDON, E.C.4.

This Conveyance

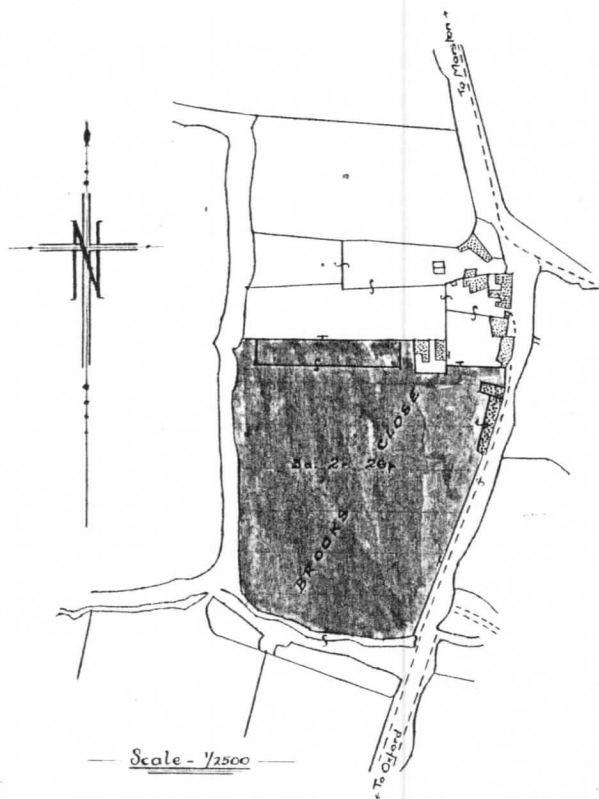
is made the *Twenty sixth* day of
November One thousand nine
hundred and thirty six **Between** The Reverend John Hamilton
Mortimer of The Vicarage Marston in the County of Oxford Clerk in Holy
Orders (hereinafter called 'the Grantor') of the one part and The Parish
Council of the said Parish of Marston (hereinafter called 'the Council')
of the other part

Whereas the Grantor is the estate owner in respect of the fee simple of
the close of land hereby conveyed for his own use and benefit absolutely
free from incumbrances

And whereas the Grantor
has offered to give and transfer
to the Council the close of land
hereby conveyed for use as a
permanent Recreation Ground
for the benefit of the Parishioners
of the said Parish of Marston and
the Council in exercise of their
statutory and all other powers
enabling them to acquire and
hold land for that purpose
being desirous of acquiring
land for a Recreation Ground
and being satisfied that the
said close of land so offered
is suitable therefor have agreed
to accept the said offer and to
execute these presents

Now this Deed witnesseth
that in pursuance of the premises
the Grantor as Beneficial Owner

hereby grants conveys and transfers unto the Council **That** close
or enclosure of pasture land called or formerly known as Brooks close
in the Parish of Marston aforesaid and containing Three acres two roods
and twenty six perches more or less and which close or enclosure is
with its boundaries more particularly delineated on the plan drawn
hereon and thereon coloured Pink **To hold** the same unto the
Council in fee simple Upon trust to provide a permanent Public
recreation ground for the said Parish of Marston The Council declares
that it will hold the hereditaments hereby conveyed upon the trust
following namely upon trust for the perpetual use thereof by the
Parishioners of the Parish of Marston aforesaid for the purposes of



exercise and recreation

Dr. witness whereof the Grantor has hereunto set his hand and seal
and Arthur Henry Vernède the chairman presiding at the meeting of the said
Council at which this deed is executed and Albert Wesley Priestley and William
Edward Blease two members of the said Council have on behalf of the
said Council hereunto set their hands and seals the day and year
first above written

Signed sealed and delivered
by the said The Reverend John
Hamilton Mortimer in the presence
of
A. G. Reynolds.
113 Ferry Road.
Newcastle

J. H. Mortimer

Signed sealed and delivered
by the said Arthur Henry Vernède
in the presence of
Ernest G. Jackman
21, Kentworth Avenue,
Dafodil
Clerk to the Parish Council

A. H. Vernède
Presiding Chairman

Signed sealed and delivered
by the said Albert Wesley Priestley
in the presence of
Ernest G. Jackman

A. W. Priestley.
Member of Parish Council.

Signed sealed and delivered
by the said William Edward Blease
in the presence of
Ernest G. Jackman

William Edward Blease
Member of Parish Council.

RECORDED IN THE BOOKS OF THE CHARITY COMMISSIONERS
FOR ENGLAND AND WALES PURSUANT TO THE PROVISIONS
OF SECTION 29 (4) OF THE SETTLED LAND ACT, 1925.



(Vol 69 Page 361)
19th February 1937.

SCHEME

The trustee of the charity (Marston Parish Council) may grant to the trustees of the charity known as Old Marston Village Hall (304331), an extension of the lease of land identified in the schedule to this scheme, for the purposes of a village hall for a term not exceeding 35 years. The trustee must comply with the restrictions on disposal imposed by section 36 of the Charities Act 1993, unless the lease is excepted from these restrictions by section 36(9)(b) or (c) or section 36(10) of that Act.

SCHEDULE

Land at Old Marston, Oxfordshire, with the building thereon known as Old Marston Village Hall. The land is described in a lease of 15 June 1961 which was made between Marston Parish Council and two others of the one part, and Frederick Constable and one other of the other part.

THE CHARITY COMMISSIONERS FOR ENGLAND AND WALES

Under the power given in the Charities Act 1993

Order that from today, the

10 April 2000

the following

SCHEME

will affect the trusts of the charity

known as

RECREATION GROUND (304330)

at

Old Marston, Oxfordshire.

Commissioners' References:

Sealing: W39(S)00

Case No: 164257

Lease of land

The trustee of the charity (Marston Parish Council) may grant to the trustees of the charity known as The Scout Association Trust Corporation (306102), an extension of the lease of land identified in the schedule to this scheme, for the purposes of a Scout Hut for a term not exceeding 25 years. The trustee must comply with the restrictions on disposal imposed by section 36 of the Charities Act 1993, unless the lease is excepted from these restrictions by section 36(9)(b) or (c) or section 36(10) of that Act.

SCHEDULE

Land at Old Marston, Oxfordshire, with the building thereon known as the Scout Hut. The land is described in a lease of 17th September 1982 which was made between Marston Parish Council and two others of the one part, and a Member of the Board of Management and one other of the other part on behalf of The Scout Association Trust Corporation.

THE CHARITY COMMISSIONERS FOR ENGLAND AND WALES

Under the power given in the Charities Act 1993

Order that from today, the

10 December 2001

the following

SCHEME

will affect the trusts of the charity

known as

RECREATION GROUND (304330)

at

Old Marston, Oxfordshire

Commissioners' References:

Sealing: W186(S)01

Case No:238378