



Title register for:

Land at Trusley Old Hall, Trusley, Sutton On The Hill, Ashbourne (DE6 5JG) (Freehold)

DY521281

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Register summary

Title number	DY521281
Registered owners	David Coke-Steel Trusley Old Hall, Trusley, Sutton-On-The-Hill, Ashbourne DE6 5JG Edward Eyre De Odingsells Coke-Steel Trusley Old Hall, Trusley, Sutton-On-The-Hill, Ashbourne DE6 5JG
Value stated	£5,850,000 on 08 March 2018

A: Property Register

This register describes the land and estates comprised in this title.

Entry number	Entry date
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1	2018-03-08	DERBYSHIRE : SOUTH DERBYSHIRE The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land at Trusley Old Hall, Trusley, Sutton On The Hill, Ashbourne (DE6 5JG).
2	2018-03-08	A Conveyance of the land tinted yellow on the title plan and other land dated 11 May 1997 made between (1) David Coke-Steel and (2) Michael Anthony Basil Mallender and Andrew Martin Ward contains the following provision:- "It is agreed and declared that all existing easements or quasi-easements as to way drains light air flow of water eavesdrop fall pipes spouts electricity and water mains and all other matters and things which have been used and enjoyed by the Property and the adjoining land and property shall continue to be used and enjoyed accordingly notwithstanding severance of the ownership of the same"
3	2018-03-08	The land has the benefit of any legal easements reserved by a Transfer of 1 Grangefield Cottages dated 17 September 2012 made between (1) David Coke-Steel and Michael Anthony Basil Mallender and (2) Timothy John O'Connor and Margaret Elizabeth O'Connor but is subject to any rights that are granted by the said deed and affect the registered land. -NOTE: Copy filed under DY470533.
4	2018-03-08	The land has the benefit of any legal easements reserved by a Transfer of 2 Grangefield Cottages dated 21 September 2012 made between (1) David Coke-Steel and Michael Anthony Basil

Mallender and (2) Mark Toone and Heidi Toone but is subject to any rights that are granted by the said deed and affect the registered land.

¬NOTE: Copy filed under DY470657.

5	2018-09-10	A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.
6	2022-04-06	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.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Class of Title: Title absolute

Entry number	Entry date
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1	2018-03-08	PROPRIETOR: DAVID COKE-STEEL and EDWARD EYRE DE ODINGSSELLS COKE-STEEL of Trusley Old Hall, Trusley, Sutton-On-The-Hill, Ashbourne DE6 5JG the trustees of The F H Coke-Steel 1955 Settlement.
2	2018-03-08	The value stated as at 8 March 2018 was £5,850,000.
3	2018-06-26	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.

C: Charges Register

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

Class of Title: Title absolute

Entry number	Entry date	
1	2018-03-08	The land is subject to any rights that are granted by a Deed of Grant dated 27 February 1963 made between (1) John Richard Frederick Fitzherbert and others and (2) East Midlands Gas Board and affect the registered land. The said Deed also contains restrictive covenants by the grantor. ¬NOTE:-Copy filed.
2	2018-03-08	The land is subject to any rights that are granted by a Deed of Grant dated 16 July 1982 made between (1) Sir John Richard Frederick Fitzherbert and Sir Reginald James Bowker and (2) Severn-Trent Water Authority and affect the registered land. The said Deed also contains restrictive covenants by the grantor. ¬NOTE:-Copy filed.
3	2018-03-08	The land is subject to any rights that are granted by a Deed of Grant dated 15 March 1991 made between (1) David Coke-Steel and Michael Anthony Basis Mallender and (2) Severn Trent Water Limited and affect the registered land. The said Deed also contains restrictive covenants by the grantor. ¬NOTE:-Copy filed.
4	2018-03-08	The land is subject to any rights that are granted

by a Deed of Grant dated 22 November 2012 made between (1) David Coke-Steel and Michael Anthony Basil Mallender and (2) David Coke-Steel and affect the registered land.

The said Deed also contains restrictive covenants by the grantor.

¬NOTE:-Copy filed.

5	2018-03-08	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.
6	2018-03-08	REGISTERED CHARGE of the land tinted blue on the title plan dated 15 October 1995.
7	2018-03-08	Proprietor: DAVID COKE-STEEL of Trusley Old Hall, Trusley, Sutton-On-The-Hill, Ashbourne DE6 5JG and MICHAEL ANTHONY BASIL MALLENDER of 35 St. Marys Gate, Derby DE1 3JZ.
8	2022-07-06	The parts of the land affected thereby are subject to the rights granted by a Lease of Grangefields Farm dated 1 April 2022 referred to in the schedule of leases hereto. NOTE 1: The said deed also contains restrictive covenants by the grantor. ¬NOTE 2: Copy lease filed under DY564654.
9	2024-01-25	By a Deed dated 22 January 2024 made between (1) David Coke-Steel (2) David Coke-Steel and Edward Eyre De Odingsells Coke-Steel and (3) David Coke-Steel and Edward Eyre De Odingsells Coke-Steel the terms of the lease

dated 17 October 2013 of Trusley Brook Farm and 2 Taylors Lane referred to in the schedule of leases hereto were varied.

¬NOTE: Copy Deed filed under DY479643.

10	Registration Date : 08.03.2018 Property Description : Eatons Cottage Date of Lease : 01.10.1983 Term : 50 years from 1.10.1983 NOTE: No plan to identify the land was provided on first registration.
11	Registration Date : 08.03.2018 Plan Reference : Edged and numbered 1 in blue Property Description : Goldhurst Farm Date of Lease : 30.07.2009 Term : 39 years commencing on 29.9.2008 and ending on 28.9.2047
12	Registration Date : 08.03.2018 Plan Reference : Edged and numbered 2, 3 and 4 in blue Property Description : Trusley Brook Farm and 2 Taylors Lane Date of Lease : 17.10.2013 Term : 50 years commencing on 29.9.2013 and ending on 28.9.2063

Lessee's Title : DY479643

NOTE: See entry in the Charges Register relating to a Deed of Variation dated 22 January 2024.

13	Registration Date : 08.03.2018 Plan Reference : Edged and numbered 5 in blue Property Description : Dalbury Meadows Date of Lease : 17.10.2013 Term : 50 years commencing on 29.9.2013 and ending on 28.9.2063 Lessee's Title : DY479644
14	Registration Date : 08.03.2018 Plan Reference : Edged and numbered 6 and 7 in blue Property Description : Trusley Gardens and Manor Paddock Date of Lease : 17.10.2013 Term : 50 years commencing on 29.9.2013 and ending on 28.9.2063 Lessee's Title : DY479645
15	Registration Date : 08.03.2018 Plan Reference : Edged and numbered 8, 9, 10 and 11 in blue Property Description : Ivy Close Farm and 1 Taylors Lane Date of Lease : 17.10.2013 Term : 50 years commencing on

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Registration Date : 08.03.2018

Plan Reference : Edged and numbered 12 and 13 in blue

Property Description : Grangefields Land

Date of Lease : 27.01.2017

Term : 5 years from 29.9.2017

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Registration Date : 06.07.2022

Plan Reference : Edged and numbered 14 in blue (NSE)

Property Description : Grangefields Farmhouse and trackway

Date of Lease : 01.04.2022

Term : 25 years beginning on, and including, 1.7.2021 and ending on, and including 30.6.2046

Lessee's Title : DY564654

NOTE: The lease contains an option to surrender and regrant under the circumstances therein mentioned.