

First Class

Assets of Community Value
Communications
Strategy & Policy
East Herts Council
Wallfields, Pegs Lane
Hertford
SG13 8EQ

BY EMAIL & POST – customer.services@eastherts.gov.uk

Dear Sirs

The Green Man, High Street, Widford
ACV Reference: CAN 05/18 Listed 11 October 2018

We act on behalf of Jill Cathrine Gumble and John James Gumble the registered owners of the above property, as registered under title numbers HD498288 and HD492759. We attach for your ease of reference official copy register entries and title plan in respect of both properties. The land held, is that formally known as The Green Man Public House, and in respect of which a registration in the ACV Register took place on 11 October 2018 under reference CAN 05/18.

Our clients are intending to dispose of The Green Man, being the property comprised in the above named titles and the purpose of this letter is to provide notification of such pursuant to the provisions of the Localism Act 2011.

We understand that as from your receipt of this letter an initial moratorium period of six weeks will commence during which you will update the register to show our clients intention to dispose of the property, and you will contact Widford Parish Council the nominating party.

We look forward to hearing from you with acknowledgement of receipt of this letter at your soonest convenience.

In the meantime, we would be grateful if you could please check your records as to whether notice of an intention to sell was not provided by our clients in or above November 2018. We raise this as our clients have copied us in on correspondence exchanged between our clients and Jill Buck on behalf of Widford Parish Council dated 14 and 15 November 2018 from which it is clear that notice of an intention to sell had been given at least to the Parish Council, but our clients have not been able to provide us with evidence that notice was given to yourselves, which we believe to be the requirement under the Act.

Whiskers LLP Solicitors & Notaries is a Limited Liability Partnership registered in England and Wales with number OC333341.

The registered office is at 6 Mitre Buildings, Kitson Way, Harlow, Essex, CM20 1DR where a list of members is open for inspection.

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Authorised and Regulated by the Solicitors Regulation Authority no: 00486819

Please note that Whiskers LLP are no longer utilising the DX service, please send all documents by post or email.

Continued...

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Yours faithfully

A handwritten signature in black ink, appearing to read 'John Roberts', written over a horizontal line.

For Whiskers LLP
Enclosures

Email : john.roberts@whiskers.co.uk



Official copy of register of title

Title number HD498288 Edition date 06.07.2018

- This official copy shows the entries on the register of title on 29 JUN 2020 at 13:59:46.
- 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 29 Jun 2020.
- 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, Leicester Office.

A: Property Register

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

HERTFORDSHIRE : EAST HERTFORDSHIRE

- 1 (18.01.1999) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being part of The Green Man, High Street, Ware (SG12 8SR).
 - 2 (01.02.2010) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 12 January 2010 referred to in the Charges Register.
 - 3 (06.04.2016) 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.
 - 4 (06.04.2016) The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered HD552297 in green on the title plan dated 29 March 2016 made between (1) John James Gumble and Jill Catherine Gumble and (2) Vivien Norma Watts but is subject to any rights that are granted as mentioned in the said deed and affect the registered land.
- NOTE: Copy filed under HD552297.*
- 5 (06.07.2018) The land has the benefit of any legal easements reserved by a Transfer which included the land HD574905 on the title plan dated 2 November 2017 made between (1) Jill Catherine Gumble and John James Gumble and (2) James Raymond Turner and Jay Anne Gumble but is subject to any rights that are granted by the said deed and affect the registered land.
- NOTE: Copy filed under HD574905.*

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 (01.02.2010) PROPRIETOR: JILL CATHERINE GUMBLE and JOHN JAMES GUMBLE of

Title number HD498288

B: Proprietorship Register continued

The Green Man, High Street, Widford, Ware SG12 8SR.

- 2 (01.02.2010) The price stated to have been paid on 12 January 2010 was £295,000.

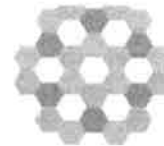
C: Charges Register

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

- 1 (01.02.2010) A Transfer of the land in this title dated 12 January 2010 made between (1) Kevin Power and (2) Jill Catherine Gumble and John James Gumble contains restrictive covenants.

NOTE: Copy filed.

End of register



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Official copy of register of title

Title number HD492759 Edition date 20.02.2020

- This official copy shows the entries on the register of title on 29 JUN 2020 at 14:02:17.
- 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 29 Jun 2020.
- 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, Leicester Office.

A: Property Register

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

HERTFORDSHIRE : EAST HERTFORDSHIRE

- 1 (18.01.1999) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being The Green Man, High Street, Widford, Ware (SG12 8SR).
- 2 (18.01.1999) An Agreement dated 27 August 1934 made between (1) Henry Durham and McMullens & Son Limited relates to the boundary wall between the land in this title and other land and the property on the south.

NOTE: Copy filed under HD372100.
- 3 (19.06.2009) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 3 June 2009 referred to in the Charges Register.
- 4 (19.06.2009) The Transfer dated 3 June 2009 referred to above contains a provision as to light or air.

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 (19.06.2009) PROPRIETOR: JILL CATHRINE GUMBLE and JOHN JAMES GUMBLE of Green Man, High Street, Widford, Ware, Hertfordshire SG12 8JR.
- 2 (19.06.2009) The price stated to have been paid on 3 June 2009 was £175,000.
- 3 (19.06.2009) 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 (20.02.2020) RESTRICTION: No transfer or lease is to be registered without a certificate signed by a conveyancer that the transfer or lease did not contravene section 95(1) of the Localism Act 2011.

Title number HD492759

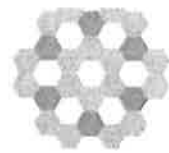
C: Charges Register

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

- 1 (19.06.2009) A Transfer dated 3 June 2009 made between (1) Kevin Power (2) Jill Cathrine Gumble and (3) John James Gumble contains restrictive covenants.

NOTE: Copy filed.

End of register



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