

REPORT ON TITLE

REFINANCE – SEPARATE REPRESENTATION



To	Proplend Security Limited ("the Security Trustee ")
From	Dutton Gregory LLP
Borrower	Rolec (Midbrook) Limited
Company Number	11256019
Property	FREEHOLD - BM411136 – Unit 1 Midbrook Court, Tanners Drive, Blakelands, Milton Keynes, Buckinghamshire MK14 5FH
Is the Borrower the same as the Owner?	Yes
Advance Amount	Gross Loan: £190,000 Amount to be released to Dutton Gregory LLP on completion: £177,963.50
PG REQUIRED	Yes – 5 x directors and shareholders

1. **TITLE**

a. We certify that the Property is:

Tenure:	Freehold
Title number:	BM411136
Class of title:	Absolute

- a. We certify that the Title to the Property is good and marketable and can be accepted by you as security.
- b. We include hereto a copy of the plan to the title for the Property (“the **Title Plan**”) showing the Property **edged red**. The Title Plan accords with the plans attached to the Valuation.
- c. The Property is registered in the name of the Borrower.
- d. We confirm that the only material **Restrictive Covenants** which affect the Property are set out below.
- e. We confirm that the only material **Adverse Interests/Rights** affecting the Property are referred to below.
- f. No person other than the Borrower has an equitable or overriding interest in the Property save as disclosed in this Report.
- g. The Security Trustee will obtain a **First Legal Charge** over the Property.
- h. The Property has the benefit of the material **Rights Benefitting** referred to as revealed by the title to the Property.

2. **SEARCHES:**

We confirm we hold:-

- a. Clear Land Registry Priority Search on the Property giving the Security Trustee priority beyond the date of completion.
- b. Clear Bankruptcy Search against the Directors of the Borrower giving priority beyond the date of completion.
- c. Local Land Charges and Local Authority Search no older than four months prior to the date of completion of the Legal Charge revealing no entries which might adversely affect the Security Trustee’s security.

All other appropriate searches have been carried out and, save as referred to below, reveal no entries adverse to the Security Trustee’s security.

3. **VALUATION:**

We have read the Valuation Survey Report dated 18 January 2022 prepared by Brasier Freeth LLP (“**Valuation**”) and confirm that:-

- a. there are no discrepancies between the Valuation or the title documentation save as highlighted in this Report;
- b. we are satisfied that the Security Trustee will obtain a legal mortgage over the whole of the land shown edged red on the Filed Plan for the Property;
- c. **In response to the Valuation Report:**

- The Borrower confirms that the Property air-conditioning plant does not contain R22 refrigerant;
 - There are rights of way granted across Midbrook Court pursuant to a transfer dated 13 December 2016. Details below.
- d. We hold documentary evidence of the discharge of the current registered charge to 4Syte Construction Ltd and the Borrower's solicitor confirms this charge has now been removed from the Companies House filing registry.
 - e. The Borrower intends to grant a new lease to Rolec (Mechanical and Electrical Services) Limited on completion and a copy of the draft renewal lease has been provided previously.
 - f. The Borrower confirms in replies to CPSE 1 that "*the planning permission has been implemented*", and that the permitted use of the Property is warehouse with ancillary offices since approximately 2010. This comment refers to the 2008 planning permission for the original construction of the Property as the local authority search does not reveal any more recent applications.

4. SECURITY DOCUMENTATION:

The following security documentation has been properly executed and witnessed (where required) and an electronic copy is held by us. The originals have been received by us.

- a. Legal Mortgage To be dated on completion
- b. Debenture To be dated on completion
- c. Personal Guarantees To be dated on completion
- d. Board Resolution Dated 8 February 2022

5. COMPLETION ARRANGEMENTS

We now request you to pay to us the Advance Amount and undertake that if you pay to us the said sum we shall use the same only to forward funds to the Borrower's solicitor.

As agreed, we shall deduct our fees and disbursements from the Advance Amount before forwarding the balance to the Borrower's solicitor to complete the re-finance.

We hold an irrevocable undertaking from the Borrower's solicitor confirming that following completion they will send all necessary supporting documentation in order for us to register the Security Trustee's Legal Mortgage. Any title documents that are received from the Borrower's solicitor will be sent to you as required following completion of registration.

Our banking details are:

Account Name	Dutton Gregory Client Account
Account Number	10332186
Bank	Barclays Bank plc
Branch	50 Jewry Street, Winchester
Sorting Code No	20-97-19
Completion date	18 February 2022

SCHEDULE

RESTRICTIVE COVENANTS/ ADVERSE INTERESTS/RIGHTS

The Borrower has confirmed in replies that in respect of the covenants, rights and use impacting the Property they are not aware of any breach.

1. Title Matters

(a) Registered Charge (now redeemed):

BM411136 – Unit 1 Midbrook Court, Tanners Drive, Blakelands, Milton Keynes MK14 5FH – charge dated 18 March 2019 – 4Syte Construction Limited – now removed from register and up to date title entries dated 8 February 2022 supplied by the Borrower’s solicitor.

(b) Price Paid

The Property was transferred from Rolec Holdings Limited to Rolec (Midbrook) Limited on 11 January 2019.

The value stated on the transfer (for which the Transferor (Rolec Holdings Limited) received a dividend in specie of) was £425,000.

The freehold of the Property was acquired by Rolec (Electrical and Mechanical Services) Limited on 13 December 2016. The value stated in the transfer was £244,007.00 + £44,801.40 VAT.

(c) Property Address:

Please refer to the “Property” on page 1 of this report.

Title Matters affecting BM411136



The motor vehicle parking areas are subject to rights of way

Date	Document	Comments
31.03.1992	Conveyance	<p>the part of the Property tinted blue on the filed plan as shown above (and other land) contains the following restrictive covenants:</p> <ol style="list-style-type: none"> a. Not to use the Property for any purpose than as a car park for parking motor vehicles only; b. Not to use the property or any part to be used as a Bingo Hall or Cinema; c. Not to erect any temporary structure or place or allow to remain any temporary building, structure or caravan except for temporary purposes used in connection with any building works; d. Not to use the Property for any dangerous, noxious or noisome, offensive or illegal nature or which is or may become a danger, nuisance or disturbance to the vendor or the owners or occupiers of any adjoining or neighbouring land and premises; e. Not to use the part shown on the conveyance plan (no copy supplied) other than as landscaped or garden areas; f. Not to build or erect any structure or thing over the area which lies within a lateral distance of 5 metres from the surface water or foul water sewers or water mains and not to do anything upon or under the said sewers or water mains which would be contrary to requirements of Anglian Water Authority or other authority, and not to plant any trees within 5 metres of the said sewers and not to plant any plants over the same except a variety and size approved by Anglian Water Authority; g. Not to lop, top, damage or spoil any trees or shrubs or similar plants on the Property or damage any grassed area; h. Not to erect on the property or upon any building thereon any television receiving or transmission aerial dish or similar apparatus in such manner as to be visible from outside the building; i. Not to erect any additional boundary wall, fence or earthworks or similar demarcation. <p>There is a breach of the first listed restrictive covenant, as part of the Property is not only used for parking but is the site of the building on the Property itself. When we enquired with the Borrower's solicitor as to whether they had considered obtaining indemnity insurance for breach of this restrictive covenant, they commented:</p> <p><i>"Given the age of the Property and use, we do not consider one to be necessary. We would suggest that it is very unlikely that the covenant will be enforced and what damages would be due."</i></p> <p>Replies to CPSE 1 confirm the Borrower has not received a notice of any such breach.</p>
19.06.1996	Transfer	<p>The Transfer of the part of the Property tinted pink on the filed plan being "0.85 acres of land at Blakelands" made between (1) Commission for The New Towns and (2) New Port Components Limited as shown above (and other land) contains the same restrictive covenants as described in the 1992 Conveyance above.</p> <p>This Transfer also grants the following rights:</p> <ol style="list-style-type: none"> a. The right of passage and running of water, soil, gas, electricity, telephone and

- other services to and from the Property through the drains, sewers, pipes, wires, cables and conducting media and to enter the land retained by the transferor to repair and maintain the conducting media, making good any damage caused;
- b. Support and protection from the transferor's retained land.

The Transferor has the rights reserved to:

- a. Lay or install under the Property but not any buildings, any conducting media;
- b. Passage and running of water soil etc through any conducting media;
- c. Entry onto the Property for inspecting and repairing conducting media, making good any damage caused;
- d. Support and protection from the property to any adjoining land of the transferor.

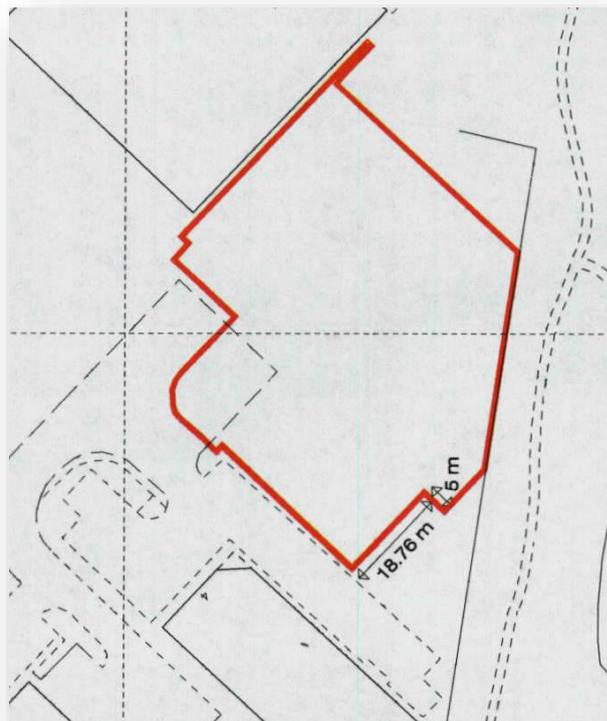
The Transfer also contains stipulations, restrictions and obligations which now bind this Property:

- a. Not to use the Property for any retail, trade or business within Class A2 or B1 of the 1987 Use Classes Order;
- b. Not to erect any temporary building or structure or caravan;
- c. Not to use the Property for any dangerous, offensive or illegal nature or which may become a nuisance to the Transferor or the owners or occupiers of adjoining land or properties;
- d. Not to lop, top or damage any trees or grassed areas;
- e. Not to erect any boundary wall or fence;
- f. Not to erect any television aerial visible from the outside;

Obligations:

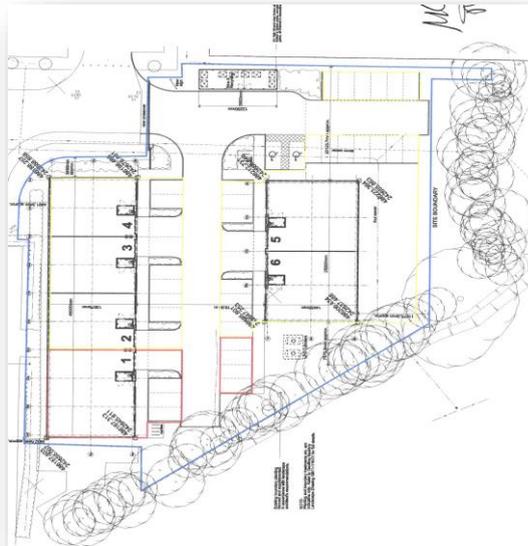
- a. To keep all areas of the Property clean and tidy;
- b. To keep all landscaped areas properly maintained and grassed areas cut;
- c. To pay and contribute a fair proportion of the expenses of inspecting, maintaining, repairing, relaying, renewing and cleansing all party or other walls or fences, pathways, roadways, drains, sewers, pipes, wires, cables and other service media serving the Property in common with neighbouring land and premises.

The extent of the property transferred pursuant to this Transfer edged red:



There appears to be a breach of the permitted use restriction as the Property was

		constructed pursuant to a planning permission in 2007 (see local search details below). Again, the Borrower does not consider an indemnity insurance policy to cover the risk of enforcement for the reasons given above.
19.06.1996	Transfer	The Transfer of the part of the Property tinted blue on the filed plan between (1) Commission for New Towns and (2) John Edward Lee and others contains the same covenants, details of which are set out in the 1992 Conveyance above.
13.12.2016	Transfer	<p>This is the transfer by which Rolec (Electrical and Mechanical Services) Limited acquired the Property pursuant to the exercise of an option to purchase the freehold that was contained in their original lease of the Property dated 5 February 2014.</p> <p>The Property is granted the following rights by this transfer:</p> <ol style="list-style-type: none"> a. A right of way over the motor vehicle parking areas on foot only over pathways and with or without vehicles over such roadways now constructed on the Estate, which are also for common use. b. The right to passage and running of water, electricity, soil, gas, telephone and other services or communications to and from the Property through the conduits on the Estate c. The right to enter other parts of the Estate to repair, maintain and renew or alter the conduits, making good any damage caused d. The right on giving 72 hours' notice to the owner or occupier (except in emergency) to enter any adjoining parts of the Estate to carry out repairs to the Property e. The right to put trade refuse in the area hatched brown on the plan (presumably the bin area) f. The right to use other amenities installed by the owner of the Estate from time to time g. Support and shelter from the Estate to the Property h. The benefit of the covenants contained in the owner's freehold Estate <p>The Property is subject to the rights reserved to the Estate owner which are the same as the rights granted above.</p> <p>The transferee (Rolec) must observe the covenants in this transfer:</p> <ol style="list-style-type: none"> a. To keep the Property, including the foundations, roofs, windows, gutters etc in good repair and condition and in good decorative order b. To pay the Estate owner for costs incurred in providing the services listed in the transfer c. To pay the owner of the Estate 21.68% of the costs of maintaining the Estate d. Not to alter or add to the structure of the building without the Estate owner's consent e. To connect and install external lighting so external areas are illuminated during hours of darkness f. To comply with the planning condition relating to hours of operation g. Not to park vehicles in the common areas of the Estate h. Not to use the Property otherwise than for a use falling within B1, B2 or B8 i. External signage to be approved the Estate owner j. No nuisance or disturbance to be caused to the Estate owner or their occupiers or owners of other parts of the Estate k. To insure the building l. Not to block the drains on the Estate m. On any transfer of the Property, the transferee must enter into a Deed of Covenant to observe these covenants n. Any lease granted for more than 7 years must also transfer a share that the transferee (Rolec) has in the Estate owner. <p>The Owner also has a number of covenants to observe relating to the repair and maintenance of the Estate to which the transferee (Rolec) contributes towards. A current budget of these and the costs have been supplied to us by the Borrower's solicitor.</p> <p><u>The Plan to this Transfer is reproduced below. The Property is edged red, the Estate is edged blue:</u></p>



29.11.2007

Deed of Grant

Between Blakelands LLP (1) to Central Networks East plc (2)

The land tinted pink is subject to:

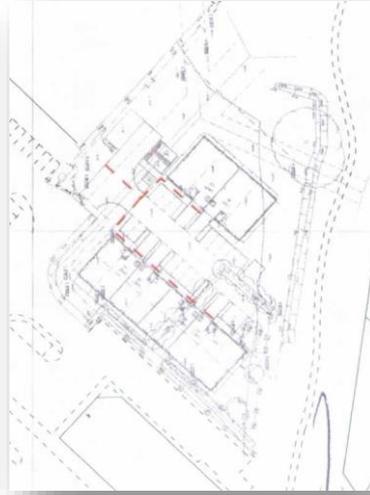
- a. A right to enter upon, break open and excavate under the property (Genesis on Tanners Drive) to lay, place, use, inspect, repair maintain, renew, replace, remove or render unusable, electrical lines within the meaning of Section 64 of the Electricity Act 1989,
 - I. in the position marked with a red broken line on the plan to this Deed,
 - II. to the extent and in such position on the Property as the Company (Eon) shall deem necessary during the period of 80 years from the date of the Deed.
- b. A right to enter upon the land of the adjoining owner as may be necessary; and
- c. A right to enjoy the benefit of support for the electric lines form the subjacent and adjacent land of the owner (Blakelands LLP)

The company covenant to:

- a. That the execution of the laying of electric lines and other apparatus is subject to the Electricity Act 1989 or any statutory modification and at the time being in force;
- b. That on every occasion the company shall enter the property the company shall make good any damage and restore the property to its former state to the reasonable satisfaction of the owner.
- c. It will indemnify the owner against any claims, actions and demands made against the owner by reason of the existence of the rights and liberties granted.

The owner covenants not at any time to excavate under or alter the level of ground nor construct or permit any building, structure or plant or machinery within 1 metre on either side of the route of the electric lines other than any buildings existing or marked on the plan to this deed.

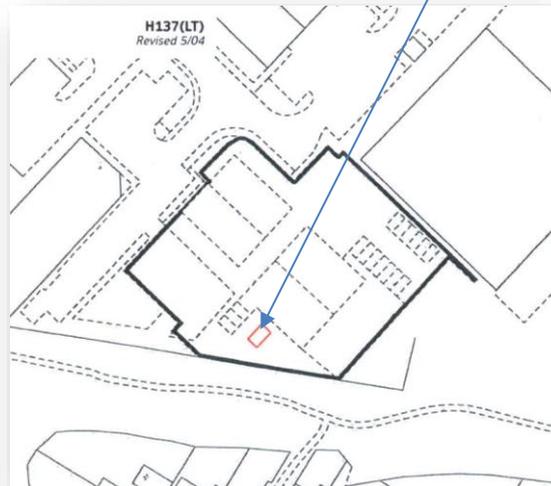
The plan to this Deed:



12.11.2009

Lease

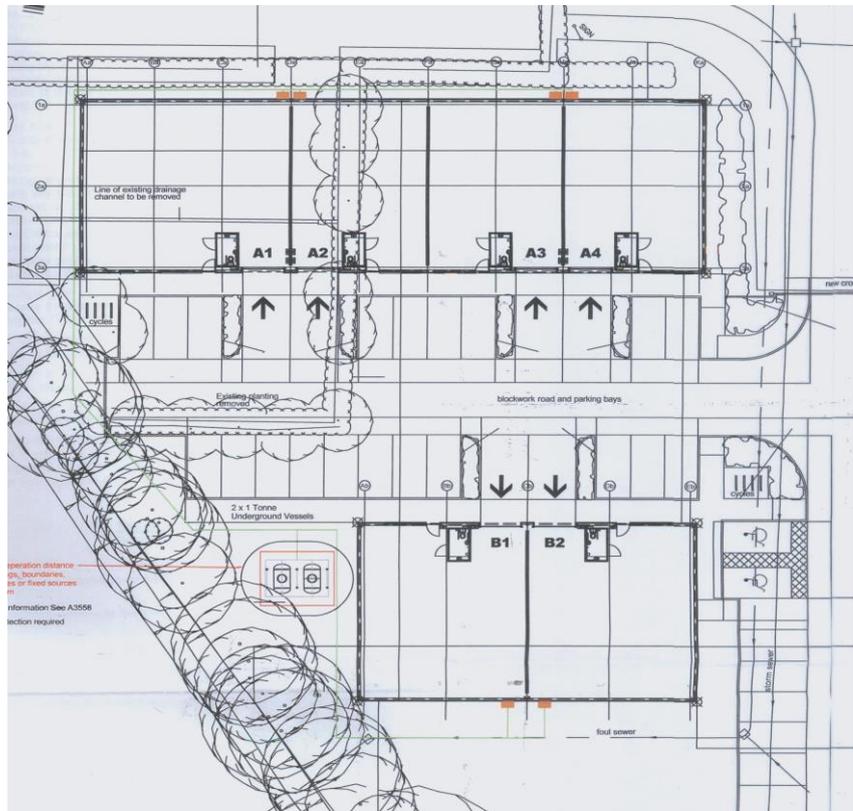
Parties: Blakelands LLP (1) Shell Gas Limited (2)
Property: land at Midbrook Court, Blakelands shown edged **red** on Plan Number 1 of this lease.
Estate: Tanners Drive
Term: 10 years from 12 November 2009 – therefore expired, unless holding over.
The Tenant has agreed to maintain and install the system of Gas Storage Tanks and Infrastructure on the Estate, and the landlord has agreed to lease the land to grant the rights and the tenant has agreed to enter into the covenants contained in the lease.



- The Tenant (and all authorised persons) are granted the rights to:
- a. Enter the Estate to install the system or components in the positions shown orange in the **Drawing (below)** which may be varied, causing no unnecessary damage and restoring the surface of the land to its present condition;
 - b. At any time during the day or night in emergency only to enter the Estate and any building thereon to open the land for the purpose of inspection or maintenance of the system or its components;
 - c. With or without vehicles and equipment to pass and repass over and along the Estate roads.

The Landlord covenants not to permit any other gas or fuel oils installation in

completion with the tenant, not to allow the systems to become damaged in any way or interfered with, not to build any source of ignition within 3 metres of the land, and not to build any buildings other than those shown on the Drawing above within a distance of 1 m either side of any pipes, and not to sell, let or re-let the Estate without such sale or lease being subject to the rights granted (as shown above).



The pipes are shown **green** in the Drawing above.

2. Occupational Interests

Please refer to the Lease Schedule below.

3. Searches

Date	Search	Material Matters Revealed
19.1.2022	Local Authority	<p><u>Planning Charges</u> Land off Tanners Drive, Blakelands Conditional Planning Consent – erection of six business/workshop/storage units (Use Class B1, B2 and B8) and associated landscaping 07/00515/FUL Registration date: 14 May 2007</p> <p>Site B, Adjacent to 4, Tanners Drive, Blakelands Conditional Planning Consent - Construction of 24 car parking spaces Registration Date: 10 May 1996</p> <p>Site B, Tanners Drive Conditional planning consent – erection of light industrial and office building (Outline) MK/30/96</p> <p><u>Roads and public rights of way</u> Brickhill Street. (Midbrook Court is not highway maintainable at public expense).</p> <p>The valuer commented: <i>“Tanners Drive is an adopted highway, maintained by the Local Authority. We understand that the Estate roadway exclusively serving Midbrook Court is retained in private ownership. It should therefore be confirmed whether any contribution is required in relation to its upkeep by way of a service charge or similar.”</i></p> <p>The Transfer dated 13 December 2016 includes a right of way over Midbrook Court.</p>
18.1.2022	Highways	The plan attached to the Highways search (which cannot be reproduced here) shows that Tanners Drive is highway maintainable at public expense.
20.1.2022	Water Drainage	<p>The Property drains foul water and surface water to the public sewer. There is no disposal main or lateral drain within the boundary of the Property.</p> <p>There is a public sewer within 100 feet of the buildings within the Property.</p> <p>The Property is connected to mains water supply.</p> <p>There is a water meter installed on the Property.</p> <p>The Property is part of an established development.</p>
13.01.2022	Environmental	<p>Flood Risk IDENTIFIED</p> <p>The Property is identified as being within 1 metre of an area which is at a high risk from surface water flooding. There is a 1.33% risk of flooding up to 30cm in depth in any given year.</p> <p>It is recommended that we check that the buildings insurance covers flood risk.</p> <p>Ground Stability PASS</p> <p>Energy & Infrastructure PASS</p> <p>Contamination PASS</p>

12.01.2022	Chancel Repair	The Property is not located in a historical parish or tithe district containing a record of Chancel Liability
13.01.2022	SIMR	The Freehold title BM411136 – Unit 1, Midbrook Court, Blakelands, Milton Keynes MK14 5FH. No other estate, caution against first registration, application for first registration or application for a caution is shown.
Expire: 02.03.2022	Bankruptcy	against all the Directors of the Borrower – no entries
Expires: 23.03.2022	Priority	BM411136 In favour of Proplend Security Ltd – All clear
10.02.2022	Lender Exchange Check	The Borrower's solicitors Heald Solicitors LLP are registered with Lender Exchange.
10.02.2022	SRA Check	Heald Solicitors LLP are SRA Registered
	Source of Funds	Not applicable - refinance
08.02.2022	Official Copies	BM411136 – Unit 1 Midbrook Court, Blakelands, Milton Keynes MK14 5FH

OTHER

4. Buildings Insurance

Insured	Rolec (Electrical and Mechanical Services) Ltd trading as R4 Renewables and/or R4 Sound, Light & vision and/or R4 Charging Solutions and incorporating Rolec (Midbrook) Ltd and Rolec (Tickford) Ltd
Insurer	Aviva
Property	Units 1 and 2 and 4 Midbrook Court, Blakelands, Milton Keynes MK14 5FH
Sum Insured	£1,669,131 (presumably because it includes the other units shown above that the Borrower owns). Confirmation received from insurer that Unit 1 insured for no less than £580,000.
Reinstatement Figure – Valuation	£580,000
Policy No	100722879CSI
Expiry	30 November 2022
Terrorism	Included – policy number B031799/01/22 – Separate schedule provided
36 Months' Rent	See page 12 of the Policy – copy provided
PSL Interest noted	Yes
Day one	Yes
Copy Policy sent to PSL	Yes – copy revised schedule provided

5. Fire Risk Assessment /Asbestos Report/Access Audit/Energy Performance Certificate

Date	Report	Contents
06.01.22	EPC	Rating – C
19.03.2021	Fire Risk Assessment (“FRA”)	The Borrower has provided a copy of the last FRA carried out in March 2020. The valuer commented: <i>“We have not had sight of a Fire Risk Assessment in relation to the subject property. However, there were no significant issues noted during our inspection and our valuation assumes the property to be unaffected by any issues relating to fire safety.”</i>
None available	Asbestos Report	The Borrower has not provided an Asbestos Report. The Valuer commented that the Property was constructed in 2008 and therefore no asbestos containing materials will have been used in its construction.
None Available	Access Audit	The Borrower has commented that there is no Access Audit. The valuer commented: <i>“We have not been provided with an audit report in respect of the property, however, there are no particular issues to which we have had regard.”</i>

6. Identification Documents

Name	List A ID	Date/Expiry	List B	Date/Expiry
Peter Armstrong	Photo Driving Licence	22.01.2030	Landline phone bill	22.12.2021
Richard Armstrong	Photo Driving Licence	17.09.2029	Energy bill	08.01.2022
Dean Richard Barrett	Photo Driving Licence	11.02.2030	Energy bill	19.01.2022

Timothy James Sharp	Passport	07.12.2031	Water bill	15.12.2021
Gary James Tuffnell	Photo Driving Licence	18.12.2031	Landline phone bill	28.12.2021

7. Valuation – Material Matters

Date	18 January 2022
Market Value	£510,000
Market Rent	£39,000 pa
Reinstatement	£580,000
Use	Warehouse and premises
Tenure	Freehold
Planning	<p>The valuer commented:</p> <p><i>“We have made enquiries to the Planning Department of Milton Keynes Council and we are not aware of any recent planning history affecting the subject property which would impact upon our valuation. The existing use and occupation of the [Property] is therefore assumed to be permitted. To our knowledge, the subject property is not Listed and is not situated within a Conservation Area.”</i></p>

OCCUPATIONAL LEASE SCHEDULE

Premises	Whole of the Property
Date	To be dated on completion
Parties	(1) Rolec (Midbrook) Limited and (2) Rolec (Electrical & Mechanical Services) Ltd
Current tenant	Rolec (Electrical & Mechanical Services) Ltd
Current guarantor	None
Term, commencement date and expiry date	3 years from the completion date
Is the Letting Document a new tenancy for the purpose of the LTCA1995?	Yes
Excluded Tenancy	No
Current rent and rent payment dates	Current lease - £34,500 pa New lease – £41,000 pa Payable quarterly in advance on the usual quarter days.
Rent review dates and date of last review	None in the expired lease or the renewal lease but the rent will be increased on the grant of the renewal lease.
Forfeiture	
Rent unpaid after due.	21 days (whether demanded or not)
Breach of condition.	Yes, breach of any condition or covenant by tenant
Tenant insolvency.	Yes
Use and any restrictions on use	A use falling within Class B1 and B8
Repair and decoration	Tenant shall repair keep the Property clean and tidy and in good and substantial repair and condition.

	<p>Tenant shall decorate internally in last 6 months of the term.</p> <p>Tenant to remove any alterations or additions at the end of the term and make good any damage caused and reinstate to the original layout and condition as evidenced by the 2014 Lease.</p> <p><u>NB: the term is only 3 years in length and the replies to CPSEs by the Landlord/Borrower state that external decoration is not required as the Property is clad.</u></p>
Insurance	<p>Landlord responsibility Tenant pays the premium.</p>
Service Charge	<p>Landlord pays 21.68% of the Estate owner's costs in maintaining, repairing, lighting, cleaning and renewing all service media, structures and other items on the Estate used in common with others. This cost is passed on to the Tenant under the lease including any other costs payable by the Landlord pursuant to its obligations under its freehold title.</p>
<p>Alterations (a) External/structural: (b) Internal, non-structural:</p>	<p>No structural or external alterations permitted. Internal alterations subject to Landlord's consent.</p>
Alienation	<p><u>Assignment</u></p> <p>Whole: Permitted, subject to landlord's consent</p> <p>Part: No</p> <p><u>Underletting</u></p> <p>Whole: Permitted subject to:</p> <ol style="list-style-type: none"> 1. Direct covenant with Landlord from underlessee that the underlessee will comply with tenant covenants and agreements in the Lease (save for payment of the rent). 2. Direct covenant with the Landlord from underlessee that the underlessee will comply with the covenants and agreements contained in the underlease and to procure any assignee of the underlease enters into direct covenant with the Landlord on these terms. 3. Not to underlet at a rent less than the open market rent 4. Underlease is excluded from LLTA 1954. <p>Part: No</p> <p><u>Group Company Sharing</u></p> <p>Permitted within same group provided no tenancy is created.</p> <p><u>Charging</u></p> <p>Whole: Permitted with Landlord's consent</p> <p>Part: Not permitted.</p>
Tenant's Rights	Set out in clause 3 of the Lease
Landlord's Rights	Set out in clause 4 of the Lease
Lease registerable? (i.e. granted for more than 7 years)	No – term is only 3 years
Lease executed correctly?	Not yet. We have only been provided with the draft renewal lease, a copy of which has been supplied for approval to the Security Trustee.
Other notable matters	1. There is a current lease dated <u>30 November 2018</u> between Rolec

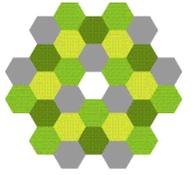
Holdings Limited (1) and the Tenant (2). This lease has expired and the Tenant is holding over under the terms of that lease. The Landlord is also clearly incorrectly shown. The new lease addresses that issue and is otherwise in the same terms as the expired lease.

Signed by:	<i>Sophie Macarthy</i>
Signature Name:	Sophie Macarthy
Position:	Associate Solicitor
Authorised to sign for and on behalf of:	Proplend Security Limited
Date:	11 February 2022

FILED PLAN:

HM Land Registry
Official copy of
title plan

Title number **BM411136**
Ordnance Survey map reference **SP8642NW**
Scale **1:1250**
Administrative area **Milton Keynes**



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