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Official copy of register of title

Title number LT473876

Edition date 05.10.2015

- This official copy shows the entries on the register of title on 16 JAN 2020 at 13:42:04.
- 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 16 Jan 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.

RUTLAND

- 1 (07.10.1996) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being St Fiacre, 23 Main Street, Great Casterton, Stamford (PE9 4AP).
- 2 (07.10.1996) The Conveyance dated 25 May 1982 referred to in the Charges Register contains the following provision:-

"IT IS HEREBY AGREED AND DECLARED that the Purchasers and their successors in title shall not be entitled to any right of way over the piece of land between the property hereby conveyed and the main road leading from Stamford to Grantham as edged blue of the said plan."

NOTE: Copy plan filed under LT286878.

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 (05.10.2015) PROPRIETOR: WHITE'S PROPERTY SERVICES LIMITED (Co. Regn. No. 09336413) of Windsor House, Long Bennington Business Park, Long Bennington, Newark NG23 5JR and of The Mine Site, Mill Lane, South Witham, Grantham NG33 5QN and of 29 Water Lane, South Witham, Grantham NG33 5PH.
- 2 (05.10.2015) The price stated to have been paid on 30 June 2015 was £100,000.
- 3 (05.10.2015) 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 (07.10.1996) A Conveyance of the land in this title and other land dated 29 September 1926 made between (1) The Most Honourable William Thomas Brownlow Marquess of Exeter (Marquess) (2) The Marquess and The Honourable David George Brownlow Cecil (Trustees) and (3) Stewart Graden Forsyth and William James Ferrier (Purchasers) contains the following covenants:-

The Purchasers jointly and severally covenant with the Marquess that they their heirs and assigns respectively will observe and perform the covenants stipulations and agreements referred to or contained in the Schedule hereto.

THE SCHEDULE above referred to

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2. The Purchaser shall for ever hereafter maintain the boundary walls and fences except on that part of the southern boundary between the points marked C and D and G and H on the said plan

3. All plans designs drawings and materials for any buildings to be erected on the said land to be submitted for approval to the Surveyor to the Vendor the plans must also be submitted to and passed by the Ketton Rural District Council

4. If at any time hereafter land shall be required by the local authority for widening the road or lane on the north side of the land hereby conveyed the Purchasers will give up without payment a strip six feet in width of the said land on the northern boundary thereof between the points marked A and B on the said plan and will convey the said strip of land to the Local Authority or otherwise as may be required by them Provided that the Local Authority shall give or procure to be given to the Purchasers an undertaking to their reasonable satisfaction to re-erect the wall or make a substantial close boarded fence at least six feet high on the Purchasers new northern boundary within six months of the date of the Conveyance of the said strip of land.

NOTE: Copy plan filed under LT286878.

- 2 (07.10.1996) The land is subject to the following rights reserved by a Conveyance of the land in this title and other land dated 25 May 1982 made between (1) Forsyth & Ferrier Limited (Vendor) and (2) Alan Douglas Bell and Suzanne Bell (Purchasers):-

"EXCEPTING AND RESERVING unto the Vendor and its successors in title a right of drainage from the Vendor's adjoining property into the existing manhole on the property hereby conveyed and thence into the main sewer."

NOTE: Copy plan filed under LT286878.

End of register