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Official copy of register of title

Title number DN548773

Edition date 03.02.2009

- This official copy shows the entries on the register of title on 12 JAN 2023 at 14:17:21.
- 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 12 Jan 2023.
- 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, Plymouth Office.

A: Property Register

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

DEVON : EAST DEVON

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land on the south side of Courtlands Lane, Lympstone, Exmouth (EX8 3NZ).
- 2 The land tinted yellow on the title plan has the benefit of the rights reserved by but the land tinted yellow and tinted pink on the title plan is subject to the rights granted by a Transfer of land on the eastern corner of East Lodge dated 3 April 2006 made between (1) Janet Robshaw and others and (2) Simon John Courtland Robshaw and others.
NOTE: Copy filed under DN530222.
- 3 (26.03.2007) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 21 February 2007 referred to in the Charges Register.
- 4 (26.03.2007) The Transfer dated 21 February 2007 referred to in the Charges Register 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 (26.03.2007) PROPRIETOR: BRUCE PENNY of Pennys, 2 Rolle House, Exmouth, Devon EX8 2SN.
- 2 (26.03.2007) The price stated to have been paid on 21 February 2007 was £200,000.

C: Charges Register

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

- 1 The land edged blue on the title plan is subject to the following

C: Charges Register continued

rights reserved by a Conveyance thereof and other land dated 1 June 1950 made between (1) The Midland Bank Executor and Trustee Company Limited (Vendors) and (2) Leonard Pitt Robshaw (Purchaser):-

Except and Reserving unto the Vendors in fee simple the right and liberty in common with the Purchaser and his successors in title at all times of using the supply of water from Ordnance Survey Field Number 106 for watering Ordnance Survey Fields 103 and 107 in as full and ample a manner as heretofore and also the free and uninterrupted flow and passage at all times hereafter of the water as aforesaid together with the liberty to enter upon field Numbered 106 aforesaid to repair renew or maintain the pipes and supply of water aforesaid making full compensation to the Purchaser or his successors in title for all damage done or occasioned by the exercise of such liberty.

NOTE: Copy plan filed under DN440810.

- 2 (03.07.2006) By a Conveyance dated 30 July 1951 made between (1) The Midland Bank Executor and Trustee Company Limited (Vendors) and (2) Leonard Pitt Robshaw and May Bernardine Robshaw and John Edward Pitt Robshaw (Purchasers) the land edged yellow on the title plan was conveyed subject as follows:-

"subject to....

(c) a covenant contained in a Conveyance dated the sixteenth day of June One thousand nine hundred and thirty five and made between George Nichol Thomson of the one part and the Testator of the other part so far as such Agreements and covenant respectively relate to or affect the property hereby conveyed."

NOTE 1: The Testator therein referred to is Sir Thomas Garbutt Knott

NOTE 2: Neither the original nor a certified copy or examined abstract of the Conveyance dated 16 June 1935 was produced on first registration.

- 3 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.
- 4 (26.03.2007) A Transfer of the land in this title dated 21 February 2007 made between (1) Edinmore Properties Limited and (2) Bruce Penny contains restrictive covenants.

NOTE: Copy filed.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	hatched brown	Pumping Station	10.07.1940 99 years from an uncertain date	

End of register