

Title number: CS72510

This title is dealt with by Land Registry, Plymouth Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'official copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he suffers loss by reason of a mistake in an official copy.

This extract shows information current on [date and time] and so does not take account of any application made after that time even if pending in the Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: CS72510
Address of Property	: 23 Cottage Lane, Kerwick, PL14 3JP.
Price Paid/Value Stated	: £128,000
Registered Owners	: Peter Andrew Bartram and Susan Helen Bartram of : 23 Cottage Lane, Kerwick, (PL14 3JP).
Lender	: ILKINGHAM BUILDING SOCIETY

The title number is Land Registry's unique reference number for this registered land.

The price paid/value stated information has been entered in the register since 1 April 2000. It is based on information contained in the transfer or application form lodged with us. It has not been verified by us and may not represent the full market value of the property.

Specimen register

This is a copy of the register of the title number set out immediately below, showing the entries in the register on [date and time]. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

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TITLE NUMBER : CS72510

PROPERTY REGISTER

CORNESHIRE : MARADON

1. (29 August 1974) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 23 Cottage Lane, Kerwick, (PL14 3JP).
2. (29 August 1974) The land tinted yellow on the title plan has the benefit of the following rights granted by the Conveyance dated 27 July 1968 referred to in the charges register:-

"TOGETHER WITH the benefit of a right of way on foot only over that part of the shared accessway belonging to 25 Cottage Lane."
3. (29 August 1974) The land has the benefit of the rights granted by the Transfer dated 21 August 1974 referred to in the Charges Register.

END OF PROPERTY REGISTER

The title number is
Land Registry's
unique reference
number for this
registered land.

This is the date that the entry
was made in the register.

The **property register** identifies the geographical location and extent of the registered property by means of a short verbal description (usually the address) and by reference to an official plan which is prepared for each title. It may also give particulars of any rights that benefit the land. In the case of a leasehold title, it gives brief details of the lease.

TITLE NUMBER : CS72510

PROPRIETORSHIP REGISTER - ABSOLUTE FREEHOLD

1. (18 December 2001): PROPRIETOR: PETER ANDREW BARTRAM and SUSAN HELEN BARTRAM of 23 Cottage Lane, Kerwick, (PL14 3JP).
2. (18 December 2001) The price stated to have been paid on 3 December 2001 was £128,000.
3. (18 December 2001) Except under an order of the registrar no disposition by the proprietor of the land is to be registered without the consent of the proprietor of the charge dated 3 December 2001 in favour of the Ilkingham Building Society referred to in the Charges Register.

END OF PROPRIETORSHIP REGISTER

This type of entry has been entered in the register since 1 April 2000. It is based on information contained in the transfer or application form lodged with us. It has not been verified by us and may not represent the full market value of the property.

The **proprietorship register** specifies the quality of title. It also gives the name and address of the legal owner(s) and shows whether there are any restrictions on their power to sell, mortgage or otherwise deal with the land. It **may** give details of price paid or value information relating to the title.

1. (29 August 1974) A Conveyance of the land tinted pink on the title plan dated 14 February 1965 made between (1) Archibald Henry Dawson (Vendor) and (2) Thomas Yorke (Purchaser) contains the following covenants:-

“THE Purchaser hereby covenants with the Vendor so as to bind the land hereby conveyed into whosoever hands the same may come that the Purchaser and his successors in title will not use the premises hereby conveyed for the retail sale of grocery or as a butchers shop.”

2. (29 August 1974) The land in this title is subject to the following rights reserved by a Conveyance dated 27 July 1968 made between (1) Maradon Borough Council (Vendor) and (2) John Robertson (Purchaser):-

“subject to

(i) An exception and reservation in favour of the Vendor of the right to enter upon the land hereby conveyed for the purpose of constructing a public sewer the approximate line of which is shown coloured red on the plan annexed hereto and at all times hereafter for the purpose of inspecting cleaning repairing or renewing the said sewer.”

NOTE:- The red line referred to is shown by a blue broken line on the title plan.

3. (29 August 1974) A Transfer of the land in this title dated 21 August 1974 made between (1) Henry Smith and (2) David Stanley Charles and Susan Charles contains restrictive covenants.

NOTE: Copy in Certificate.

4. REGISTERED CHARGE dated 3 December 2001 to secure the moneys including the further advances therein mentioned.

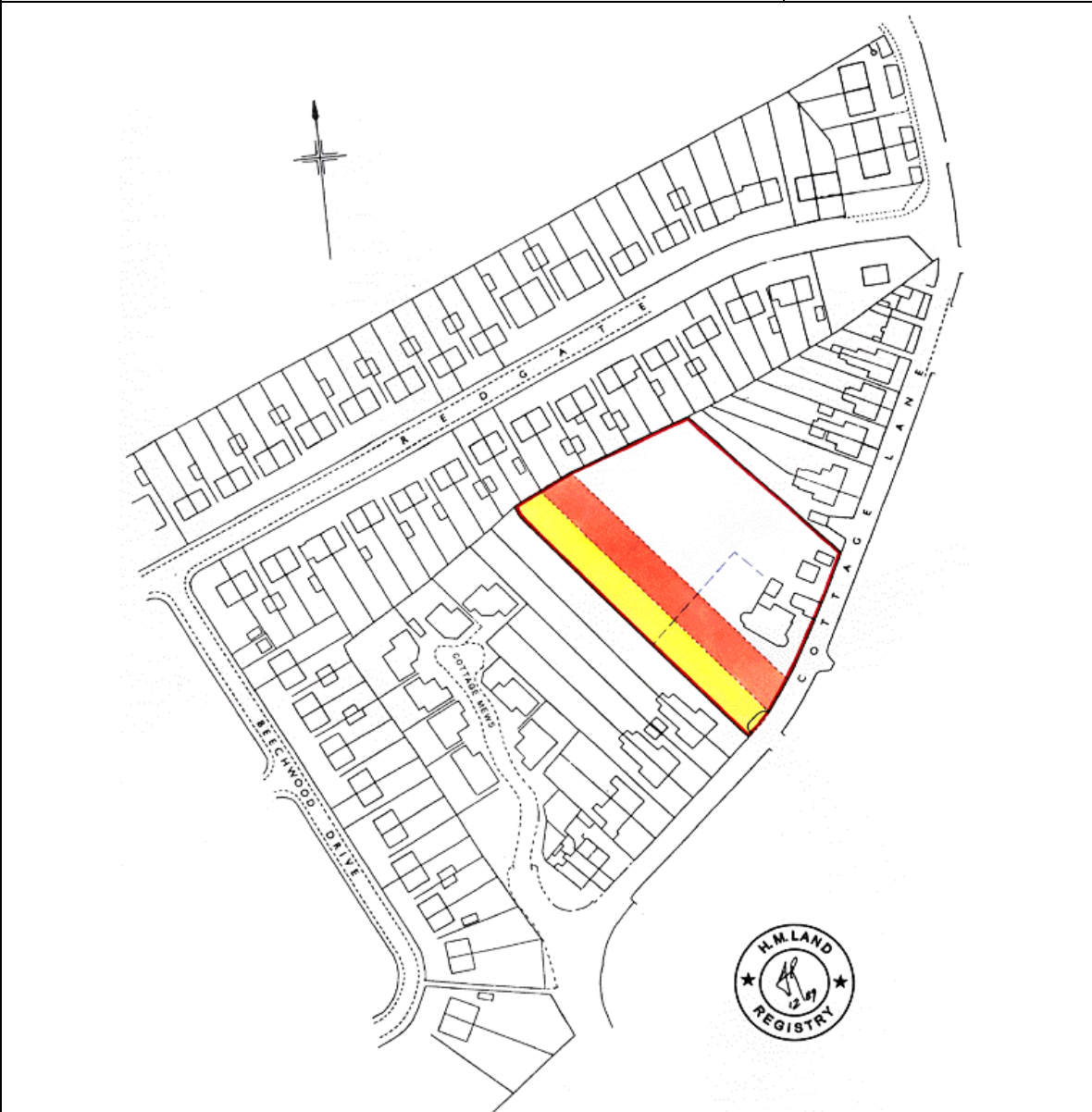
PROPRIETOR Ilkingham Building Society of 101 Cambridge Street, Ilkingham IL1 3FC.

Where the matters contained in a deed are lengthy, we normally do not set out the full details in the register. This is because it allows us to process applications quicker so providing a more efficient service to our customers and also because the matters are sometimes best understood when read with the rest of the deed. Where this method has been used, the deed will be referred to in the register as “copy in certificate” or “copy filed”. Land Registry’s website (www.landregistry.gov.uk) explains how to obtain an official copy of a deed referred to on the register in this way.

A registered mortgage, called a charge, affecting the title. It gives the date of the charge and the name and address of the lender

The **charges register** contains identifying particulars of registered mortgages and notice of other financial burdens secured on the property (but does not disclose details of the amounts of money involved). It also gives notice of other rights and interests to which the property is subject such as leases, rights of way or covenants restricting the use of the property.

H.M. LAND REGISTRY		TITLE NUMBER	
		CS72510	
ORDNANCE SURVEY PLAN REFERENCE	SD4008	SECTION A	Scale 1/1250
ADMINISTRATIVE AREA CORNSHIRE: MARADON			© Crown Copyright



This is a copy of the title plan on [date and time]. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the Land Registry web site explains how to do this.

The Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. When printed, the copy plan will not necessarily be to the scale shown on the original.

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Title plans

What is a title plan?

When we register a property we prepare a title register and a title plan. The plan shows the land owned. Each title plan is stored in our computer system under a title number which is unique to that property. Title plans are prepared on the latest Ordnance Survey map available at the time of registration and are not updated as a matter of course.

What does your title plan show?

Your title plan shows:

- the title number of the land
- the land included in the title which is normally edged in red. There may be other colours or markings on the plan. The significance of these is explained in the register
- the scale at which the plan is drawn

Does the title plan show my boundary?

The word **boundary** has no special meaning in law. In land ownership, it is understood in two ways:

- **the legal boundary** - is the line which is not visible on the ground which divides one person's land from another's. It is an exact line having no thickness. It is rarely identified with any precision either on the ground or in the deeds.
- **the physical boundary** – is a physical feature such as a fence, wall or a hedge.

The legal boundary may be intended to follow the physical boundary, but this is not always the case. For example, the legal boundary may run down the centre of a hedge, along either of its sides, or anywhere within or beyond it.

How do I find out who owns the boundary features?

The register will only show information concerning the ownership of boundary features where this information was available in the deeds lodged for registration.

Public Guide 6 *Boundary Questions* available from our website www.landregistry.gov.uk, also gives more information on this subject.