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HM Land Registry

Official copy of register of title

Title number HE23965

Edition date 19.07.2017

- This official copy shows the entries on the register of title on 08 APR 2021 at 12:38:25.
- 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 08 Apr 2021.
- 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, Telford Office.

A: Property Register

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

HEREFORDSHIRE

1 (22.04.2004) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land at the rear of White House, Staunton On Wye, Hereford (HR4 7LR).

2 (22.04.2004) The land has the benefit of the following rights granted by a Conveyance of the land in this title and other land dated 15 October 1959 made between (1) Sir Richard Charles Geers Cotterell (Vendor) (2) Sir Richard Charles Geers Cotterell and Peter Laycock (Trustees) and (3) Eleanor Frances Jenkins and others (Purchaser) :-

Together with full right and liberty as then existing for the Purchasers and their successors in title of drainage through the pipe belonging to the property thereby conveyed which passes under the piece of land situate nearby being Ordnance Survey No.366 belonging to the Trustees of the Jarvis Educational Foundation and the right of drainage through and on to land forming part of Lower House Farm situate in the Parish of Staunton-on-Wye aforesaid reserved to the Vendor by a Conveyance dated the 2nd day of February 1950 and made between the Vendor of the first part the Trustees of the second part and Owen Stooks Hellyer of the third part and Together also with all necessary rights of entry for the purpose of inspecting repairing renewing and relaying such pipe as aforesaid.

NOTE: No further details of the Conveyance dated 2 February 1950 referred to were supplied on first registration. OS No. 366 referred to lies to the south of the land in this title.

3 (22.04.2004) A Deed of Partition which included the land in this title and other land dated 2 February 1979 made between (1) Eleanor Frances Jenkins (2) William Henry Jenkins and (3) Anthony Edwin Jenkins is expressed to grant the following rights. These rights are included in the registration only so far as the grantor was entitled to grant them. The evidence produced on first registration did not show whether the grantor owned the servient land, or had sufficient rights over it to make the grant:-

"AND TOGETHER ALSO with so far as the parties hereto as such trustees as aforesaid have power to grant the same a right of way with or without vehicles over and along the roadway coloured brown on the said

A: Property Register continued

plan".

NOTE: Copy Plan filed.

4 (22.04.2004) The land has the benefit of the rights reserved by a Conveyance of other land dated 22 October 1984 made between (1) William Henry Jenkins and (2) Stephen Richard Winter and others.

NOTE: Copy filed under HE23964.

5 (22.04.2004) A Conveyance of other land dated 15 March 1989 made between (1) William Henry Jenkins and (2) Anthony Edwin Jenkins contains a provision as to light or air.

NOTE: Copy filed.

6 (22.04.2004) The land has the benefit of the rights reserved by by a Conveyance of other land dated 30 October 1990 made between (1) William Henry Jenkins and (2) Stephen Richard Winter and others.

NOTE: Copy filed under HE23964.

7 (22.04.2004) The Conveyance dated 30 October 1990 referred to above contains a provision as to light or air.

8 (22.04.2004) The land has the benefit of the rights reserved by but is subject to the rights granted by a Deed of Gift in respect of other land dated 4 June 1991 made between (1) William Henry Jenkins and Kathleen Muriel Jenkins and (2) Martin Henry Jenkins and Maureen Ann Jenkins.

NOTE: Copy filed under HE23964.

9 (22.04.2004) The Deed dated 4 June 1991 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 (19.07.2017) PROPRIETOR: EDWIN CLIVE JENKINS of Brightwater Lakes Holiday Park, Llanfyllin Road, Pentrebeirdd, Welshpool SY21 9DL and MARTIN HENRY JENKINS of Beau Vallon, Staunton-On-Wye, Hereford HR4 7LR and DIANE MARGARET JENKINS of 11 Jarvis Close, Staunton-On-Wye, Hereford HR4 7NF and WENDY ANN BRADSHAW of 3 Rhyddwr Close, Staunton-On-Wye, Hereford HR4 7LL.

2 (22.04.2004) The value as at 22 April 2004 for the land in this title and in title number HE23964 was stated to be between £200,000 and £500,000.

3 (04.06.2014) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction is to be registered without a certificate signed by the proprietor for the time being of the estate registered under title number HE51167 or their conveyancer that the provisions of 12.7(b) of Transfer dated 23 May 2014 made between Kathleen Muriel Jenkins (1) and William Terry Hicks and James John Hicks (2) have been complied with.

4 (23.11.2015) 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.

C: Charges Register

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

1 (22.04.2004) Three Wayleave Agreements two dated 8 May 1953 and the other dated 13 November 1964 all in favour of the Midlands Electricity Board relate to the supply of electricity.

NOTE: Copies filed under HE23964.

2 (04.06.2014) The land is subject to the rights granted by a Transfer of the land edged and numbered HE51167 in green on the title plan dated 23 May 2014 made between (1) Kathleen Muriel Jenkins and (2) Willian Terry Hicks and James John Hicks.

NOTE: Copy filed under HE51167.

3 (24.03.2015) An Agreement dated 23 March 2015 made between (1) Kathleen Muriel Jenkins and (2) Dwr Cymru Cyfyngedig pursuant to section 104 of the Water Industry Act 1991 relates to the construction and maintenance of sewers.

NOTE: Copy filed under HE23964.

4 (21.07.2015) The land is subject to the rights granted by a Deed dated 15 July 2015 made between (1) Kathleen Muriel Jenkins and (2) William Terry Hick and James John Hick.

NOTE: Copy filed.

End of register