



Official copy of register of title

Title number HE51071

Edition date 15.03.2018

- This official copy shows the entries in the register of title on 6 November 2020 at 17:07:24.
- This date must be quoted as the "search from date" in any official search application based on this copy.
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- Issued on 6 November 2020.
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- For information about the register of title, see www.gov.uk/land-registry.
- This title is dealt with by HM Land Registry Durham Office.

A: Property register

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

HEREFORDSHIRE

- 1 (19.05.2014) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Lower House Farm, Huntington, Kington (HR5 3PU).
- 2 (15.03.2018) The land in this title may be located partly in England and partly in Wales.

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 (19.05.2014) PROPRIETOR: JOHN CHARLES JONES and ROBERT CLIVE JONES of Lower House Farm, Huntington, Kington HR5 3PU.
- 2 (19.05.2014) The value as at 19 May 2014 was stated to be over £1,000,000.
- 3 (19.05.2014) 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.
- 4 (15.03.2018) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 9 March 2018 in favour of Rockbridge Lending Ltd referred to in the Charges Register.



C: Charges register

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

- 1 (19.05.2014) The land so far as affected by the blue broken line on the title plan is subject to the rights granted by a Deed dated 30 December 1965 made between (1) Elizabeth Jones (the Grantor) (2) Harley Edmund Lewis Jones and others (3) Elizabeth Jones and (4) Kenneth Houghton and Margaret Frances Houghton.

NOTE: Copy filed.

- 2 (19.05.2014) The land so far as affected thereby is subject to the following rights reserved by a Conveyance thereof and other land dated 30 May 1978 made between (1) Thomas Charles Jones and others (Vendor) and (2) John Charles Jones and Robert Clive Jones (Purchasers):-

"SUBJECT ALSO TO the right at all times of the owner or owners for the time being of the adjoining premises known as Toll Shop being part of enclosure number 323 on the Ordnance Survey Map to use empty inspect maintain repair and replace when necessary the septic tank and the pipes leading to and from the same situate in the land hereby conveyed near the southern boundary of the said adjoining premises the owner or owners for the time being thereof keeping the same in repair and forthwith making good any damage caused in the exercise of the said rights"

NOTE: The Toll Shop referred to is tinted yellow on the title plan.

- 3 (19.05.2014) The land so far as affected thereby is subject to the following rights granted by a Conveyance of the adjoining land tinted blue on the title plan dated 16 February 1996 made between (1) John Charles Jones and Robert Clive Jones (Vendors) and (2) Frederick Charles Hammond and Robert Lloyd Powell:-

The Vendors hereby grant to the Trustees for the benefit of the Property the Rights to hold unto the Trustees in fee simple upon trust for use for the purposes of the Charity

"the rights" means the rights described in the Third Schedule

THE THIRD SCHEDULE

The Rights

The right (within 8 years of the date hereof which shall be the perpetuity period applicable hereto) to lay and instal a septic tank and pipes leading thereto and spreader drains leading therefrom for the drainage and disposal of soil and effluent from the Property and the land adjoining same referred to in Clause 3.2 of this Conveyance such septic tank and spreader drains to be installed and laid in the approximate position shown on Plan Number 2 annexed hereto Together With rights of access onto the adjoining land retained by the Vendors for purposes of laying inspection maintenance repair and if necessary renewal of same subject to the persons exercising such rights making good any damage caused and paying full compensation for any damage not made good.

NOTE: Copy of Plan Number 2 filed under HW164034.

- 4 (15.03.2018) REGISTERED CHARGE dated 9 March 2018 affecting also other titles.

NOTE: Charge reference HE19131.

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C: Charges register continued

5 (15.03.2018) Proprietor: ROCKBRIDGE LENDING LTD (Co. Regn. No. 10969879) of
83 Baker Street, London W1U 6AG.

End of register

