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Official copy of register of title

Title number HW120830

Edition date 25.08.2021

- This official copy shows the entries on the register of title on 06 MAR 2025 at 09:39:17.
- 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 06 Mar 2025.
- 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 (01.10.1992) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land at Deerfold, Lingen, Wigmore.
- 2 (01.10.1992) The land has the benefit of the following rights reserved by a Conveyance of adjoining land dated 1 July 1987 made between (1) Edward Horace James and Christine Lloyd James (Vendors) and (2) Andree Elaine Oughton (Purchaser):-

"EXCEPT AND RESERVED unto the Vendors and their successors in title the owners or occupiers for the time being of the adjoining land edged green on the said plan retained by the Vendors and their tenants agents and servants and all persons authorised by them the right

(a) to lay a connecting pipe from the reservoir sited in part OS 52 now sold to that part of OS 51 retained by the Vendors in the approximate position shown by the purple line on the said plan

(b) to take a supply of water from the system now serving inter alia the whole of the property owned by the Vendors to serve two drinking troughs to be installed by the Vendors within 80 years from the date hereof on the said retained land such supply of water being free of charge to the Vendors for the said two troughs PROVIDED that if a supply is required for further drinking troughs the Vendors or their successors in title before exercising such rights and taking water to such further troughs shall install a meter on the said connection at the Vendors expense the Vendors thereafter paying to the Purchaser or her successors in title for all water consumed through such meter

(c) to lay a further connection from the said reservoir across OS 52 to the boundary between the Property and the property retained at the expense approximate position marked Y on the said plan along the line shown by the orange dotted line on the said plan

(d) to enter on the Property with or without workmen and machinery for the purpose of laying repairing maintaining cleansing and renewing such connectional pipe or pipes and also in cases of emergency if repairs have not been effected by the Purchaser or her successors in title of the jointly used sections and installations of the water supply system formerly serving the whole of the property owned by the Vendors and no

A: Property Register continued

sited on the Property the persons exercising such rights doing as little damage as possible and making good all damage caused thereby."

NOTE: Copy plan filed.

- 3 (01.10.1992) The land has the benefit of the following rights reserved by but is subject to the following rights granted by a Conveyance of adjoining land dated 18 September 1989 made between (1) Edward Horace James and Christine Lloyd James (Vendors) and (2) John Frederick Clark and Priscilla Margaret Clark (Purchasers):-

"EXCEPT AND RESERVED unto the Vendors and their successors in title the owners or occupiers for the time being of the adjoining land edged green on the plan annexed hereto and their tenants agents and servants and all persons authorised by them the rights (a) to lay a connectional pipe from the supply referred to in the exception and reservation contained in the First Schedule to a Conveyance Dated the First day of July One thousand nine hundred and eighty seven ("the Conveyance") made between the Vendors (1) and Andree Elaine Oughton (2) across part OS 51 now conveyed in the approximate position shown by the purple line on the said plan and thereafter to take a supply of water there through (b) to enter on the property with or without workmen and machinery for the purpose of laying repairing maintaining cleansing and renewing such connectional pipe the persons exercising such rights doing as little damage as possible and making good all damage caused thereby TOGETHER WITH the right for the Purchasers and their successors in title the owners or occupiers of the property hereby conveyed and their tenants agents and servants the right to take a supply of water from the existing stand point in the South Westerly corner of OS Part 51 to one drinking trough to be sited on the property hereby conveyed such right being except and reserved to the Vendors out of the Conveyance."

NOTE: Copy plan filed.

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 (25.08.2021) PROPRIETOR: SHIRLEY JONES of 93 Green Lane, Onibury, Craven Arms SY7 9BL and DIANA MARY EMERY of 38 Castle Road, Presteigne LD8 2EB.
- 2 (25.08.2021) The value as at 25 August 2021 was stated to be between £96,000 and £100,000.
- 3 (25.08.2021) 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 (01.10.1992) By a Conveyance dated 12 October 1978 made between (1) Trevor Thomas Watson (Vendor) and (2) Peter Bayley Ransom (Purchaser) the land tinted pink on the filed plan was conveyed subject as follows:-

"SUBJECT TO the exception and reservation unto Thomas Watson and his successors in title the owner or owners for the time being of the adjoining premises known as The White House Farm the right to enter upon the said lands comprising Ordnance Numbers 28 and 51 as and when necessary to inspect maintain repair and renew the water pipeline passing therethrough the said Thomas Watson and his successors in title doing no unnecessary damage in the exercise of the said right and

C: Charges Register continued

forthwith making good any unavoidable damage or paying fair compensation in respect thereof AND SUBJECT ALSO TO the right of the Vendor to a supply of water through the said water pipeline as conveyed to him in a Conveyance dated the Sixth day of November One thousand nine hundred and seventy two made between the said Thomas Watson of the one part and the Vendor of the other part (but subject to the payment and to the terms and conditions therein contained) and EXCEPT AND RESERVED unto the Vendor and his successors in title such right of entry upon the lands hereby conveyed as is necessary for the due performance of the said terms and conditions relating to the said water supply SUBJECT TO the declaration respecting the access of light and air to the said premises contained in a Conveyance dated the Thirtieth day of March One thousand nine hundred and twenty one and made between the Commissioners for Executing the Office of Lord High Admiral of the United Kingdom of the first part John Ralph Henry Harley of the second part Philip Hubert Martineau and John Wyndham Smith of the third part and William Foster Jones Thomas of the fourth part."

NOTE: No further particulars of the Conveyance dated 30 March 1921 were supplied on first registration.

- 2 (01.10.1992) The land is subject to the following rights granted by a Conveyance of adjoining land dated 27 October 1983 made between (1) Peter Bayley Ransom (Vendor) and (2) Dilwyn Leyshon Thomas and Ina Noeleen Thomas (Purchasers):-

"TOGETHER WITH the right to take a supply of water through the pipe now existing under the Vendor's adjoining land being O.S. parcels 28, 34 and 51, and indicated on the said plan by a dotted line with the right to enter onto the Vendor's said adjoining land for the purpose of inspecting maintaining and renewing the said pipe doing as little damage as possible to the surface of the Vendor's said adjoining land and making good any damage so caused."

NOTE: The approximate position of the "dotted line" referred to is shown by a blue broken line on the filed plan for so far as it affects the land in this title.

End of register