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Official copy of register of title

Title number HE34003

Edition date 08.06.2007

- This official copy shows the entries on the register of title on 09 OCT 2024 at 12:20:31.
- 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 09 Oct 2024.
- 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 (08.06.2007) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land lying to the south west of Lime Brook Court, Lingen, Bucknell.
- 2 (08.06.2007) The land has the benefit of the rights granted by but is subject as mentioned in a Conveyance of the land in this title dated 12 January 1971 made between (1) Benjamin John Haines and (2) George Bedford.

NOTE: Copy 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 (08.06.2007) PROPRIETOR: MARY MARGARET IRENE BEDFORD of Limebrook Mill, Lingen, Bucknell, Shropshire SY7 0EB executrix of George Bedford, deceased.
- 2 (08.06.2007) The value stated as at 8 June 2007 was £20,000.

C: Charges Register

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

- 1 (08.06.2007) By a Conveyance dated 17 October 1958 made between (1) The Right Honourable John George Charles Henry Alton Alexander Chetwynd Earl of Shrewsbury and Earl Talbot (Vendor) (2) The Right Honourable John Osmael Baron Howard De Walden and Guy Johnson German (Trustees) (3) Joan Elaine Allen (Purchaser) and (4) Benjamin John Haines (Sub-Purchaser) the land in this title together with other land was conveyed subject as follows:-

C: Charges Register continued

"subject to all rights privileges and advantages whether as regards way support water drainage light or of laying or maintaining sewers drains water or other pipes cables or mains of any nature whatsoever for the benefit of any property then or formerly of the Shrewsbury (Lingen) Estate as the owners tenants or occupiers of such property then or had been accustomed to enjoyed by way of easement quasi easement profit a' prendre or otherwise and Subject also to the exceptions and reservations mentioned in Clause 2 thereof

Subject to the rights of drainage and easements granted to the Leominster & Wigmore Rural District Council by a Conveyance dated the 23rd day of February 1956 made between the Vendor of the 1st part the Trustees of the second part and the said council of the third part

2. The Following rights and easements were excepted and reserved out of the property thereby conveyed unto the Vendor and his successors in title in fee simple and his and their tenants servants and licences

.....

All rights of fishing or fishery in such part of the brooks as were thereby conveyed with the rights first to pass on and to use the banks of the said brooks for every purpose reasonable necessary for the exercise of the rights of fishing including re-stocking and secondly to trim such of the bushes branches and undergrowth along the said banks as it should be reasonably necessary to expedient to trim for the proper enjoyment of the said fishing rights And also to cut weeds and clean the beds of the said brooks and do all such things as may be deemed necessary and proper to preserve and exercise the fishing

PROVISION that such acts or things should not cause erosion to the said banks or raise the level of the said brooks in flood time or lower the level of the said brooks

NOTE: Neither the original nor a certified copy or an examined abstract of the Conveyance dated 23 February 1956 was produced on first registration.

End of register