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Official copy of register of title

Title number ST282437

Edition date 14.12.2011

- This official copy shows the entries on the register of title on 21 NOV 2013 at 13:29:25.
- 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 21 Nov 2013.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide *1-A guide to the information we keep and how you can obtain it*.
- This title is dealt with by Land Registry, Plymouth Office.

A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

SOMERSET : WEST SOMERSET

- 1 (18.01.2010) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being 43 Sir Gilbert Scott Court, Long Street, Williton, Taunton and parking space (TA4 4RH).

NOTE: As to the part edged blue on the title plan only the ground floor apartment is included in the title.

- 2 (18.01.2010) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 23 October 2009
Term : 125 years from 25 December 2003
Parties : (1) Platinum Developments UK Limited
(2) SEC Properties Limited
(3) Platinum Management Services UK Limited
(4) Rosalind Jane Goode and David John Newall
- 3 (18.01.2010) The Lease prohibits or restricts alienation.
- 4 (18.01.2010) The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.
- 5 (18.01.2010) The landlord's title is registered.
- 6 (18.02.2011) The lessor's registered estate has been determined by the liquidator of the registered proprietor on 24 January 2011 pursuant to section 178 of the Insolvency Act 1986.

NOTE:-Copy disclaimer filed under ST54343

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 (14.12.2011) PROPRIETOR: MARK ANTHONY PHIPPEN of Upfarm, Petherton Road, North Newton, Bridgwater, Somerset TA7 0BD.
- 2 (18.01.2010) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate is to be registered without a certificate signed by the proprietor for the time being of the estate registered under title numbers ST186123 and ST54343 that the provisions of Schedule 2 Clause 10.3 of the registered Lease have been complied with.
- 3 (14.12.2011) The price stated to have been paid on 24 October 2011 was £20,000.

C: Charges Register

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

- 1 (18.01.2010) A Transfer of the freehold estate in the land tinted pink on the title plan and other land dated 2 May 1997 made between (1) Union Court (Somerset) Limited (Transferor) and (2) Peter Leonard Bate (Transferee) contains the following covenants:-

"Subject to the covenants on the part of the Transferee for himself and his successors in title the owners and occupiers for the time being of the land hereby transferred and any part or parts thereof as are contained in the Third Schedule hereto

THE THIRD SCHEDULE

Part II

Restrictive Covenants by the Transferee

The Transferee for himself and his successors in title to the land hereby transferred to any part or part thereof hereby covenants with the Transferor and its assigns to the intent that this covenant may bind the land hereby transferred and any part of it into whosoever hands it may come and to the intent that benefit of this covenant shall enure for the benefit and protection of the estate and any part or parts of it (other than the land hereby transferred) so far as it may be capable of being annexed to or assigned with the estate and any part or parts of it (but not so as to create any building scheme) as follows:-

.....

2. Not to use or permit to be used land hereby transferred or any buildings on it for the carrying on of any trade or business which is likely to cause a nuisance to anyone or to any neighbouring property
3. No clothes or washing of any description or other articles shall be dried outside the land hereby transferred except in the rear enclosed garden (if any) nor shall any be dried from the windows of the land hereby transferred
4. Not at any time to obstruct the estate road or footpaths
5. Not to keep dustbins on the land hereby transferred other than in a secure and tidy manner
6. Not to carry out any repair or maintenance of motor vehicles on any part of the land hereby transferred or on the estate road or any of the

C: Charges Register continued

amenity areas

7. Not to use any parking space or driveway forming part of the land hereby transferred for any purpose other than for the parking of a private motor vehicle or small van or motor cycle in proper working order

8. Not to use any external part of the land hereby transferred or the estate road footpaths or amenity areas for the storage of trade goods and materials nor for the storage of refuse or waste."

End of register