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Official copy of register of title

Title number ST240070

Edition date 06.09.2012

- This official copy shows the entries on the register of title on 21 NOV 2013 at 13:33:54.
- 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 (17.10.2005) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 46 Sir Gilbert Scott Court, Long Street, Williton, Taunton and parking space (TA4 4RH).

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

- 2 (17.10.2005) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 5 July 2005
Term : 125 years from 25 December 2003
Parties : (1) Platinum Developments UK Limited
(2) Platinum Management Services (UK) Limited
(3) Carol Lesley Smith
- 3 (17.10.2005) There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.
- 4 (17.10.2005) The landlord's title is registered.
- 5 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.
- 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 (17.10.2005) PROPRIETOR: CAROL LESLEY SMITH of 8 Allfreys Wharf, Lower Street, Pulborough, West Sussex RH20 2BN.
- 2 (17.10.2005) The price, other than rents, stated to have been paid on the grant of the lease was £105,000.
- 3 (17.10.2005) 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, is to be registered without a certificate signed on behalf of Platinum Developments (UK) Limited of Platinum Court, Long Street, Williton, Somerset TA4 4QY by its secretary or conveyancer that the provisions in Schedule 2, Clause 10.3 of the Lease dated 5 July 2005 under which the land is held have been complied with.

C: Charges Register

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

- 1 (17.10.2005) A Transfer of the freehold estate in the land in this title 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 amenity areas

C: Charges Register continued

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."

2 (17.10.2005) REGISTERED CHARGE dated 5 July 2005.

3 (06.09.2012) Proprietor: BANK OF IRELAND (UK) PLC (Co. Regn. No. 7022885) of P.O. Box 27, One Temple Quay, Bristol BS99 7AX.

End of register