

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Applications are pending in HM Land Registry, which have not been completed against this title.



Official copy of register of title

Title number DN479664

Edition date 22.11.2021

- This official copy shows the entries on the register of title on 12 JUL 2022 at 14:06:52.
- 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 17 Jan 2023.
- 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, Plymouth Office.

A: Property Register

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

DEVON : TORRIDGE

- 1 (12.05.2003) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being LAND AT HENAFORD MANOR FARM Welcombe, Bideford.

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 (22.11.2021) PROPRIETOR: NADIA DEBRA WILLOW of 12 Chalet Hill, Bordon GU35 0TQ and of nadiatejani.pt@gmail.com.
- 2 (22.11.2021) The price stated to have been paid on 5 November 2021 was £385,000.

C: Charges Register

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

- 1 (12.05.2003) The land is subject to the following rights reserved by a Transfer of the land in this title dated 15 April 2002 made between (1) David Charles Tunnicliffe and Petre Josephine Tunnicliffe (Transferors) and (2) John David Willis, Caroline Anne Willis, Martin Philip Pickett and Elizabeth Jane Pickett (Transferees) :-

"There is reserved to the Transferors the right for the Transferors and their successors in title and the owners and occupiers of the retained land the right to the supply of water through the pipes passing through the Property and also the right to drain water and soil through the existing pipes laid under the Property to and from the septic tank and the right to enter upon the Property for the purpose of repairing and maintaining the same causing as little damage as may be. There is reserved to the Transferors the benefit of all quasi-easements and other rights to the nature of easements now used or enjoyed over

C: Charges Register continued

the Property which will be implied by statute or by reason of severance and take effect as easements in favour of the retained land as if the same had been transferred to such Buyer and the land hereby conveyed had been retained by the Transferors"

- 2 (12.05.2003) By the Transfer dated 15 April 2002 referred to above the land was conveyed subject as follows:- "The Property is sold subject to the covenants conditions reservations and matters contained or referred to in (a) a Conveyance dated 15th day of September 1986 and made between the Transferors (1) Mr and Mrs Parkhurst (2) and (b) by a Transfer dated 1st day of June 1998 and made between the Transferors (1) and Oliver Hewetson Clutton- Brock and Diane Jane Clutton-Brock (2)"

NOTE: No further particulars of the Deeds dated 15 September 1986 and 1 June 1998 were supplied on first registration.

End of register