Land Registry

Official copy of register of title

Title number DN13535

Edition date 13.08.2007

- This official copy shows the entries on the register of title on 30 APR 2012 at 14:33:53.
- 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 30 Apr 2012.
- 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.

TORBAY

1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being being land on the South side of Totnes Road, Paignton.

2 The land in this title has the benefit of the following rights reserved by a Transfer of the land tinted yellow on the filed plan dated 12 April 1927 made between (1) The County Council of the Administrative County of Devon and (2) Edward Albert Vinen:-

"A right for the Council or other the owner or owners occupier or occupiers for the time being of the land situate on the South side of the land hereby transferred to take water from the stream on the land hereby transferred and for this purpose to have access to such stream through the fence marked "A" "B" on the said plan."

NOTE:- The letters A and B referred to have been marked on the filed plan.

3 The land adjoining the western boundary of the land tinted pink on the filed plan has the benefit of the following rights reserved by a Transfer of the land tinted pink on the filed plan dated 2 March 1960 made between (1) The County Council of the Administrative County of Devon and (2) Nancy Lee Lockyer:-

"The right of the owner for the time being of the premises immediately adjoining on the west to the free passage and running of water and soil from the said adjacent premises into the septic tank situate in the property hereby transferred through and along the drain or pipes used for the purpose in and under the property hereby transferred the approximate position of which said tank and drain is indicated respectively by the letter "E" and a blue line on the said plan with power for the owner of the said adjoining premises to enter for the purpose of cleansing repairing and renewing the said drain doing as little damage as possible to the premises entered upon and making good the surface without unnecessary delay at his own expense and making

A: Property Register continued

compensaton for any damage done or occasioned by the exercise of this right provided that the owner of the said adjoining premises shall contribute a moiety of the cost of maintenance of the said tank including the overflow therefrom."

NOTE:- The septic tank referred to is marked on the filed plan. The drain shown by a blue line on the transfer plan is shown by a blue broken line on the filed plan.

4 The land edged and numbered in green on the filed plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

5 (06.11.1995) The land has the benefit of the following rights reserved by a Transfer of the land edged and numbered DN362007 in green on the filed plan dated 16 October 1995 made between (1) Devon County Council (Transferor) and (2) Torbay Holiday Motel Limited (Transferee):-

"Excepting and Reserving unto the Council in fee simple for the benefit of the remainder of the Council's retained land comprisedin title number DN13535 the right to drain surface water into the channel on the land hereby transferred together with the right to enter onto the Property with or without workmen plant and materials to maintain and improve the drainage channel"

6 (13.10.2005) The land has the benefit of the rights reserved by but is subject to the rights reserved by a Transfer of the land edged and numbered DN520322 in green on the title plan dated 23 September 2005 made between (1) The Council of the Borough of Torbay and (2) Kevin Anthony Paine and Jennifer Ann Paine.

NOTE: Copy filed under DN520322.

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 (19.04.1921) Proprietor(s): THE COUNCIL OF THE BOROUGH OF TORBAY of Town Hall, Castle Circus, Torquay TQ1 3DR.

C: Charges Register

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

1 The land is subject to a perpetual yearly rentcharge of 13s.4d payable to The Lord of the Manor and Borough of Paignton referred to in a Conveyance dated 24 March 1921 made between (1) George Lee (Vendor) and (2) The County Council of The Administrative County of Devon (Purchaser)

NOTE 1:- The Deed dated 24 March 1921 referred to above contains a covenant by the Vendor by way of indemnity to pay the annual sum of 9s.10d an apportioned part of the said rentcharge.

NOTE 2:- Copy in Certificate.

2 The land is subject to the rights reserved by the Conveyance dated 24 March 1921 referred to above.

3 The land is subject to the following rights granted by a Transfer of the land tinted blue on the filed plan dated 25 March 1927 made between (1) The County Council of the Administrative County of Devon (Council) and (2) Thomas Evan Griffiths (Purchaser):-

"TOGETHER ALSO with a right for the Purchaser or other the owners or occupiers of the land hereby transferred for all purposes to pass and repass with or without horses cattle and other animals carts carriages

C: Charges Register continued

and other vehicles over and along the road coloured Brown on the said Plan the Purchaser paying one-sixth part of the cost of repairing and maintaining such road TOGETHER ALSO with a right for the same persons to enter into and upon the adjoining land numbered 1080 on the said Plan for all purposes of inspecting renewing repairing and cleansing the water pipe thereunder as indicated on the said Plan by the dotted red lines between the letters "C" and "D" the Purchaser making good all damage caused thereby to the surface."

NOTE:- The road coloured brown, the pipe shown by dotted red lines and the letters C and D on the transfer plan are respectively shown tinted brown, by a brown broken line and by the points marked C and D on the filed plan.

End of register

N.B. 25

H.M. LAND REGISTRY

Filed Plan of Title No. DN 13535

Scale 1/2500

County— Devon

O.S. Sheet SX8660, SX8659, SX8558 + SX8560

J.T. & S.S

This official copy issued on 01-05-2012 shows the state of this title plan on 01-05-2012 at 00:00:01. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).
This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale.
Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 – *Title Plans and Boundaries*.
This title is dealt with by Land Registry, Plymouth Office.

FILED PLAN H.M. LAND REGISTRY 5/69