

7. Copies of Land Registry entries for Cotswold Cottage,
East End Garden House and Wick House

Title Number : GR207868

This title is dealt with by HM Land Registry, Gloucester Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 9 AUG 2018 at 10:07:56 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

| | |
|---------------------|--|
| Title Number | : GR207868 |
| Address of Property | : Wick House, East End, Fairford (GL7 4AP) |
| Price Stated | : Not Available |
| Registered Owner(s) | : BENJAMIN JOHN POWER GEORGE of Wick House, London Road, Fairford GL7 4AN. |
| Lender(s) | : Lloyds Bank PLC |

Title number GR207868

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 9 AUG 2018 at 10:07:56. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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A: Property Register

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

GLOUCESTERSHIRE : COTSWOLD

1 (30.09.1998) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Wick House, East End, Fairford (GL7 4AP).

2 (30.09.1998) The land was formerly leasehold held under a Lease dated 22 June 1797 for a term of 1750 years. By a Deed dated 9 November 1990 made by Frederick James John Wall and Frances Jane Wall the leasehold term was expressed to be enlarged into a fee simple. If such term has not been enlarged then all estates rights and interests subsisting and capable of arising in respect of the reversion expectant on the determination of such term are excepted from the registration. If such term has been enlarged then the land is subject to the provisions of section 153 (8) of the Law of Property Act, 1925.

3 (30.09.1998) The land has the benefit of the following rights reserved by the Conveyance and Assignment dated 27 March 1975 referred to in the Charges Register:-

EXCEPT AND RESERVING unto the Vendor and his successors in title to the neighbouring property edged green on the said plan and the owners or occupiers thereof from time to time:-

(i) a right of drainage through the drain pipes crossing the property hereby conveyed between the points marked "E" and "F" on the said plan and

(ii) a right to a supply and running of water through the pipes between the points marked "G" and "H" on the said plan and

(iii) a right of way over the land coloured green on the plan annexed hereto with or without vehicles the Vendor or his successors in title paying half the cost of maintaining and repairing the said driveway

(iv) a right to enter on the property hereby conveyed with or without workmen or agents and with or without vehicles tools and equipment for the purpose of installing inspecting repairing renewing or replacing the said drains and water pipes from time to time

(v) a right at all reasonable times with or without workmen agents servants and others and with or without tools equipment and vehicles for the purpose of inspecting repairing renewing the walls of the Vendor's adjoining property immediately abutting on the property hereby conveyed.

-NOTE: Copy plan filed.

4 (30.09.1998) The land has the benefit of the following rights reserved by a Conveyance of land adjoining the southern boundary of the land in this title dated 20 May 1983 made between (1) Albert Edward Archard (Vendor) and (2) Robert Andrew Clark and Christine Clark (Purchasers):-

The Purchasers hereby grant to the Vendor and his successors in title the right with or without workmen and necessary materials to enter upon the property hereby conveyed for the purpose of rebuilding or repairing the walls of the Vendor's property at Wick House East End Fairford aforesaid which adjoins the property hereby conveyed upon giving

A: Property Register continued

reasonable notice of the intention so as to enter to the Purchasers or other the owner or occupier for the time being of the property hereby conveyed and making good to the reasonable satisfaction of the Purchasers or such other as aforesaid any damage caused to any part of the property arising directly or indirectly out of the exercise of the right hereby given.

- 5 (30.09.1998) The land has the benefit of the rights granted by a Transfer of the land in this title dated 11 December 1997 made between (1) Ruth Elizabeth Archard and Emily Jane Archard and (2) John Power George and Cecilia Heather George.

-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 (30.09.1998) PROPRIETOR: BENJAMIN JOHN POWER GEORGE of Wick House, London Road, Fairford GL7 4AN.
- 2 (26.06.2018) Benjamin John Power George died on 7 November 2016. Notification of death lodged by Tanner Solicitors LLP of Lancaster House, Thomas Street, Cirencester, Gloucestershirem GL7 2AX.

C: Charges Register

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

- 1 (30.09.1998) The land is subject to the following rights reserved by a Conveyance and Assignment of the land in this title and other land dated 20 October 1953 made between (1) Daisy Mary Lady Darlington (Vendor) and (2) Cyril Whitting Norman (Purchaser):-

EXCEPT AND RESERVED full right and liberty for the Vendor and her successors in title owners and occupiers for the time being of the two cottages erected on the property shown and coloured blue on the plan annexed hereto and her or their respective servants and licensees (in common with the Purchaser and all others having the like right) at all times hereafter to pass and repass along over and upon the drive or roadway coloured brown on the said plan with or without vehicles of any description for all purposes connected with the use and enjoyment of the said property coloured blue on the said plan and the cottages erected thereon the Vendor and her successors in title bearing a fair proportion according to user of the costs of keeping the said drive or roadway coloured brown on the said plan in repair.

-NOTE: Copy plan filed.

- 2 (30.09.1998) A Conveyance of East End House dated 27 March 1975 made between (1) Albert Edward Archard (Vendor) and (2) Robert Andrew Clark and Christine Clark (Purchasers) contains the following covenants by the Vendor:-

The Vendor for himself and his successors in title the owners or occupiers of the land shown edged green on the said plan and so as to bind the whole and every part thereof hereby covenants with the Purchasers for the benefit of the property hereby conveyed and every part thereof that he will observe and perform the covenants set out in the First Schedule hereto

THE FIRST SCHEDULE

(Vendor's covenants)

Title number GR207868

C: Charges Register continued


(a) That the Vendor will not erect place or suffer to be erected or placed any window or other opening on the wall of his adjoining house known as Wick House aforesaid between the points marked "B" and "X" on the said plan

(c) That the Vendor will not use or permit to be used his adjoining dwellinghouse known as Wick House otherwise than as a private dwellinghouse.

-NOTE: Copy plan filed.

- 3 (03.12.2002) REGISTERED CHARGE dated 26 November 2002 to secure the moneys including the further advances therein mentioned.
- 4 (27.11.2017) Proprietor: LLOYDS BANK PLC (Co. Regn. No. 2065) of P.O. Box 12757, 67 Morrison Street, Edinburgh EH3 8YJ, trading as Scottish Widows Bank.

End of register

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|--|--------|----------------------------------|--------------------------------------|--|
| H.M. LAND REGISTRY | | TITLE NUMBER GR 207868 | |  |
| ORDNANCE SURVEY PLAN REFERENCE | SP1500 | SECTION D | Scale 1/1250 Enlarged from 1/2500 | |
| ADMINISTRATIVE AREA GLOUCESTERSHIRE : COTSWOLD | | | © Crown Copyright 1998 | |



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