



KEELYS
DX19005
LICHFIELD

DX

Date
10 November 2006

Your ref
PEP/MAC/49/1

Our ref
RCS/LT386249

Completion of registration

Title number	LT386249
Property	Garage 43, Fox Meadow, Thorpe Astley
Registered proprietor	Simon Kenneth Wilkins and SOPHY HASKEY MacMILLAN

Your application lodged on 7 November 2006 has been completed. An official copy of the register is enclosed. No amendment to the title plan has been made.

There are no other documents to send to you.

If we need to write to, or send a formal notice to, an owner, chargee or other party who has an interest noted on the register, we will write to them at their registered address. It is important that this address is correct and up to date. Please let us know at once of any change of address, quoting the title number.

You do not need to reply unless you think a mistake has been made. If there is a problem or you require this correspondence in an alternative format, please let us know.

The Title information document is enclosed for you to keep or issue to your client as appropriate.

Land Registry
Leicester Office
Westbridge Place
Leicester LE3 5DR

DX 11900 Leicester 5

Tel 0116 265 4000
Fax 0116 2654 008
leicester.office
@landregistry.gsi.gov.uk

www.landregistry.gov.uk





Title information document

This document has been issued following a change to the register. It has been supplied for information only. It should not be sent to Land Registry in connection with any subsequent application.

Attached is an official copy of the register showing the entries subsisting following the recent completion of the application to change the register.

Please note: The attached official copy shows the state of the individual register of title as at the date and time stated on it.

If in future you wish to apply for an official copy of the register or the title plan showing the then position, please apply using form OC1 (available from us, our website and from law stationers). A fee is payable for each copy issued.

If we need to write to, or send a formal notice to, an owner or other party who has an interest noted on the register, we will write to them at the address shown on the register. It is important that this address is correct and up to date. If you have such an address but wish to change it, please let us know as soon as possible, quoting the title number.

If you have any queries, or you require this correspondence in an alternative format, please contact us at the address shown, quoting the title number shown on the top of the official copy.

Land Registry
Leicester Office
Westbridge Place
Leicester LE3 5DR

DX 11900 Leicester 5

Tel 0116 265 4000
Fax 0116 2654 008
leicester.office
@landregistry.gsi.gov.uk

www.landregistry.gov.uk



OFFICIAL COPY OF REGISTER ENTRIES

This official copy shows the entries subsisting on the register on 10 November 2006 at 12:07:48. This date must be quoted as the 'search from date' in any official search application based on this copy.

Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.

Issued on 10 November 2006.

This title is dealt with by Land Registry Leicester Office.

Land Registry

Title Number : **LT386249**

Edition Date : 7 November 2006

A: Property Register

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

LEICESTERSHIRE : BLABY

1. (10.05.2006) The **Leasehold** land shown edged with red on the plan of the above Title filed at the Registry and being Garage 43, Fox Meadow, Thorpe Astley.

NOTE: Only the ground floor garage is included in this title

2. (10.05.2006) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 27 April 2006
Term : 999 years from 1 January 2006
Parties : (1) Ideal Homes Limited
(2) Persimmon Homes (Midlands) Limited
 3. (10.05.2006) 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. (10.05.2006) The lessor'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.
-

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. (07.11.2006) **PROPRIETOR:** SIMON KENNETH WILKINS and SOPHY HASKEY MacMILLAN of 16 Thistley Close, Thorpe Astley, Leicester LE3 3RZ.
 2. (07.11.2006) The price stated to have been paid on 30 June 2006 for the land in this title and in LT391612 was £189,995.
 3. (07.11.2006) **RESTRICTION:** No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 30 June 2006 in favour of HSBC Bank PLC referred to in the Charges Register.
-

C: Charges Register

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

1. (10.05.2006) The freehold estate in the land in this title is with other land unknown subject to a yearly rentcharge of £100 created by a Deed or unknown date and parties mentioned in the Conveyance dated 24 December 1929 referred to below in which it is stated that the land in that Conveyance is indemnified from the said rentcharge. The Deed of Indemnity is stated to be dated 29 September 1926 and made between (1) Richard Norman Winstanley and (2) Ernest Childs. No other particulars of the rentcharge or of the said indemnification were supplied on first registration.
2. (10.05.2006) A Conveyance of the freehold estate in the land in this title and other land dated 24 December 1929 made between (1) Ernest Childs (Vendor) and (2) Thomas Robert Layton (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
3. (10.05.2006) The land is subject to the following rights contained in a Conveyance of the freehold estate in the land in this title and other land dated 26 June 1936 made between (1) Herbert Victor Watson and Thomas George Layton and (2) William Parker the Younger in the following terms:-

"Subject also to the rights of the Local Authority to the passage of sewage and other matters through all pipes and drains leading under the said property or any part thereof and to any way leave licence or agreement in respect thereof which may now be subsisting or capable of taking effect And also subject to all such rights of way water drainage light and all other rights and easements whatsoever and to all such reservations restrictions covenants and provisions whatsoever as now affect the property hereby conveyed in any part thereof and as are now subsisting and enforceable and capable of taking affect."

4. (10.05.2006) The land is subject to the following rights contained in a Conveyance of the freehold estate in the land in this title and other land dated 12 November 1974 made between (1) William Parker and (2) Parkers of Leicester Limited in the following terms:-

"SUBJECT TO all such rights of way water drainage and other easements as are now used and enjoyed in connection with the property first and

C: Charges Register continued

secondly hereby conveyed or any part thereof or to which the same is now subject."

NOTE: The freehold estate in the land in this title forms part of the land firstly conveyed.

5. (10.05.2006) A Transfer of the freehold estate in the land in this title and other land dated 23 November 1999 made between (1) Parkers of Leicester Limited (Transferor) and (2) Barratt Homes Limited and others (Transferees) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
6. (10.05.2006) The land is subject to the following rights reserved by a Transfer of the freehold estate in the land in this title and other land dated 3 June 2005 made between (1) Barratt Homes Limited and others (Transferor) and (2) Ideal Homes Limited (Transferee):-

"Rights reserved for the benefit of the Retained Land

.....

2. The right to connect to and thereafter use all the Service Media now or within the Perpetuity Period constructed on the Property

3. The right to enter upon the Property to inspect repair maintain or renew any part of the Service Media or estate roads serving the Retained Land

4. Any person using the rights granted in this transfer will do so reasonably and will give reasonable notice (except in the case of emergency) and cause as little damage and inconvenience as possible and will repair and damage caused as quickly as possible to the reasonable satisfaction of any person thereby affected

.....

Definitions

"Perpetuity Period" means a period of eighty years from the date hereof

"Retained Land" means the remaining land of the transferor comprised in Title Numbers LT296900, LT278825, LT272738 and LT283920

"Service Media" means foul and surface water sewers drains pipes wires cables conducting media and apparatus for gas light oil electricity water electronic transmissions and similar services".

7. (07.11.2006) **REGISTERED CHARGE** dated 30 June 2006 affecting also title LT391612.
8. (07.11.2006) **PROPRIETOR:** HSBC BANK PLC (Co. Regn. No. 14259)
40-41-42 of Mortgage Service Centre, P.O. Box 1546, Sheffield S1 2UJ.

Schedule of Restrictive Covenants

1. The following are details of the covenants contained in the Conveyance dated 24 December 1929 referred to in the Charges Register:-

The Purchaser for himself and the persons deriving title under him hereby covenants with the Vendor and the persons deriving title under him that he the Purchaser will not at any time hereafter use the said land hereby conveyed or any buildings now or hereafter to be erected thereon for any noxious noisy or offensive trade or manufacture or for the sale of beer or spirituous liquors or for any purpose which might be an annoyance to the inhabitants of the houses adjoining or near thereto."

2. The following are details of the covenants contained in the Transfer dated 23 November 1999 referred to in the Charges Register:-

"THE Transferees jointly and severally covenant as a continuing obligation so as to bind the property and each and every part thereof and for the benefit of the land retained by the Transferor capable of being so benefited and to the intent that this covenant shall be binding so far as may be on the owner or owners for the time being of the Property but upon the Transferees only so long as they are the owners of the Property further covenant with the Transferor that they the Transferees and their successors in title will not for a period of twenty-one years from the date hereof develop the Property other than for residential and ancillary commercial or social purposes."

NOTE: The freehold estate in the land in this title comprises part of the property referred to.

END OF REGISTER

NOTE: The date at the beginning of an entry is the date on which the entry was made in the Register.