

Our Ref: BP/T0016/1

Mr N C Tunnicliffe
Westfield Cottage
Westfield Lane, Carlton
Nuneaton
Warwickshire
CV13 6PH

25 January 2006

Dear Neil

Re: Purchase of Garden Land Adjoining Westfield Cottage

I am pleased to confirm that registration of your title to this property has now been completed at HM Land Registry.

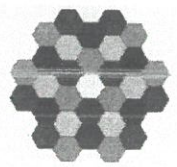
I enclose a copy of the Land Registry entries showing you as the new owner and a copy of the transfer deed, for you to keep for your records.

Please do not hesitate to contact me if I can be of any further assistance in the future.

Yours sincerely



Steven Mather
BHW Residential Property



Official copy of register of title

Title number LT208201

Edition date 13.06.2017

- This official copy shows the entries in the register of title on 14 February 2025 at 07:01:06.
- 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 14 February 2025.
- 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 www.gov.uk/land-registry.
- This title is dealt with by HM Land Registry Durham Office.

A: Property register

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

LEICESTERSHIRE : HINCKLEY AND BOSWORTH

1 (18.08.1988) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Westfield Cottage, Westfield Lane, Carlton (CV13 6PH).

2 The Conveyance dated 12 July 1988 referred to in the Charges Register is expressed to grant the following rights:-

"TOGETHER WITH the rights mentioned in the First Schedule hereto

THE FIRST SCHEDULE before referred to:

(Rights granted to the Purchasers)

1. A right of way (in common with the Vendor and the owners and occupiers of the Vendor's retained land) for all purposes with or without vehicles over the Farm Drive from and to Carlton Road

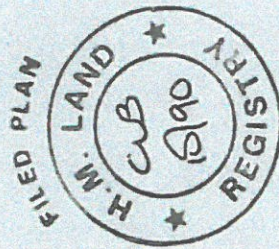
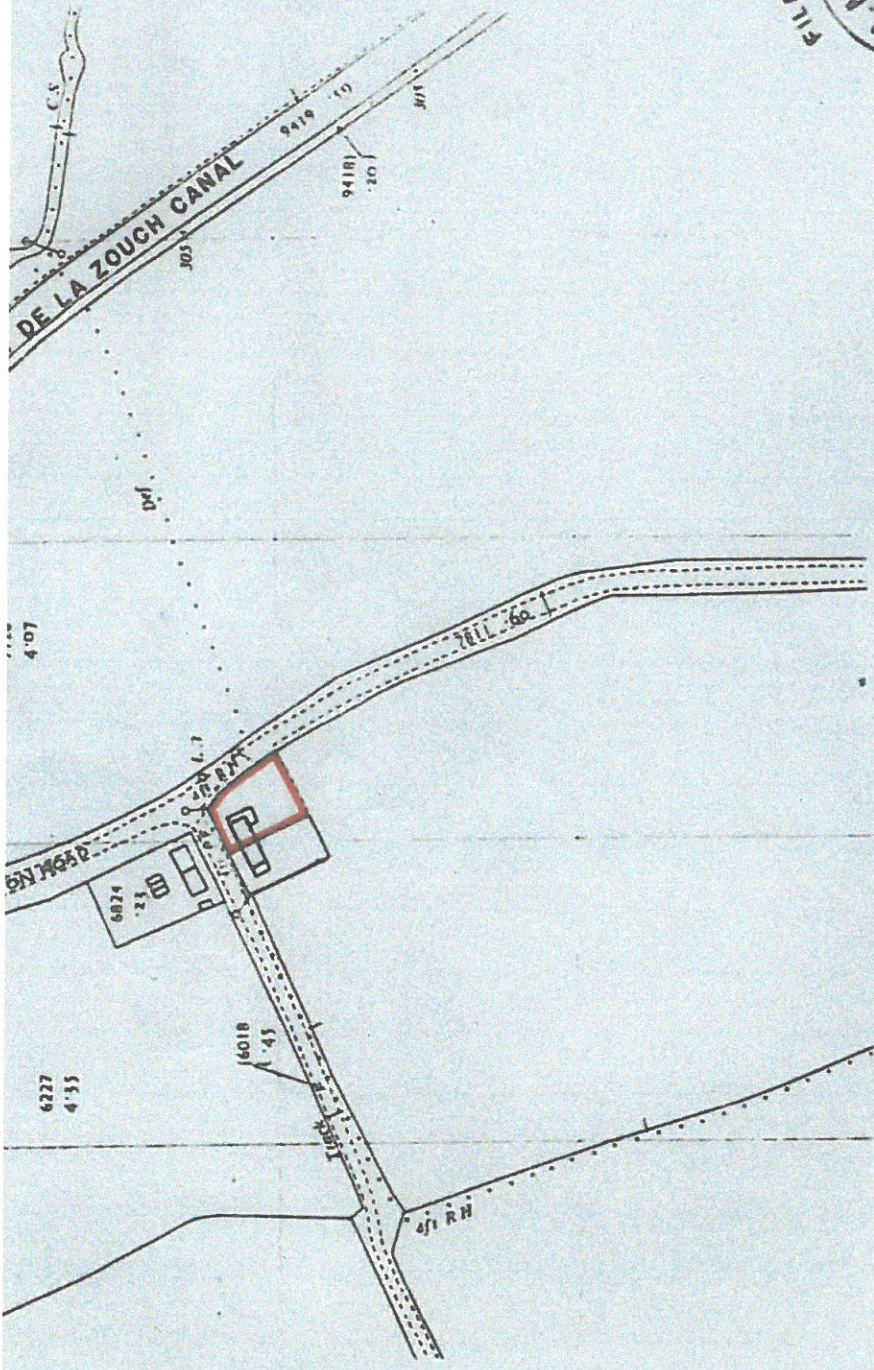
2. The right (in common with the owner and occupiers of the land edged in blue) to the supply of water from the well

3. The right (subject to the approval of the appropriate electricity authority) to the supply of electricity through the overhead cable (or any replacement thereof) running across the Vendor's retained land."

NOTE 1: The approximate portion of the well referred to is shown on the plan attached to the Conveyance. Farm Drive referred to is shown coloured brown on the said plan

NOTE 2: Copy Plan filed.





This official copy is issued, and shows the state of this title plan, on 14 February 2025 at 7:01:06.

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.

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

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