Land Registry

in association with the

Environment Agency

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29 JUN 2010

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Flood Risk Indicator

Title number and property description

LT100787

Flood risk

The land registered under the above title number does not fall within a floodplain and is more than 100 metres from the nearest floodplain.

The land is in an area which fell outside the extent of a floodplain, at the time of the Environment Agency's assessment of the likelihood of flooding. Generally this means that the chance of flooding each year from rivers or the sea is 0.1 percent (1 in 1000) or less.

This result was produced on 14 June 2010 based on Environment Agency flood risk data that was current as of 1 June 2009 and Land Registry data that was current as of 13 June 2010. The Flood Risk Indicator is based on the most up to date Environment Agency flood data available at the date and time of your search.

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Disclaimer

The information contained in this document is for general information purposes only. The flood risk information is provided by the Environment Agency. You should note that:-

The Flood Risk Indicator shows only the predicted likelihood of flooding from rivers or the sea for defined areas. It is not detailed enough to account for precise properties.

Individual properties may not always face the same chance of flooding as the areas that surround them. There may be particular occasions when flooding occurs and the observed pattern of flooding does not in reality match the predicted patterns shown on the Environment Agency flood data.

The Environment Agency do all they can to ensure that the flood data reflects all the data they possess and that they have applied their expert knowledge to create conclusions that are as reliable as possible. The flood data from the Environment Agency may by its nature not be as accurate as might be desired, might be misused or misunderstood. For the above reasons the flood data may not be accurate or completely up to date.

If you believe that a particular property does not face the chance of flooding shown on the Environment Agency flood data, or if you have information that you believe we may not have taken into account, then you should contact your local Environment Agency office or see the Environment Agency website for more information on flood data.

We will endeavour to keep this information up to date and correct but make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, suitability or availability with respect to the flood data. Any reliance you place on such information is therefore strictly at your own risk.

Further information concerning the risk of flooding in this area, incorporating flood defence data, is available on the Environment Agency website service.

See http://www.environment-agency.gov.uk/subjects/flood

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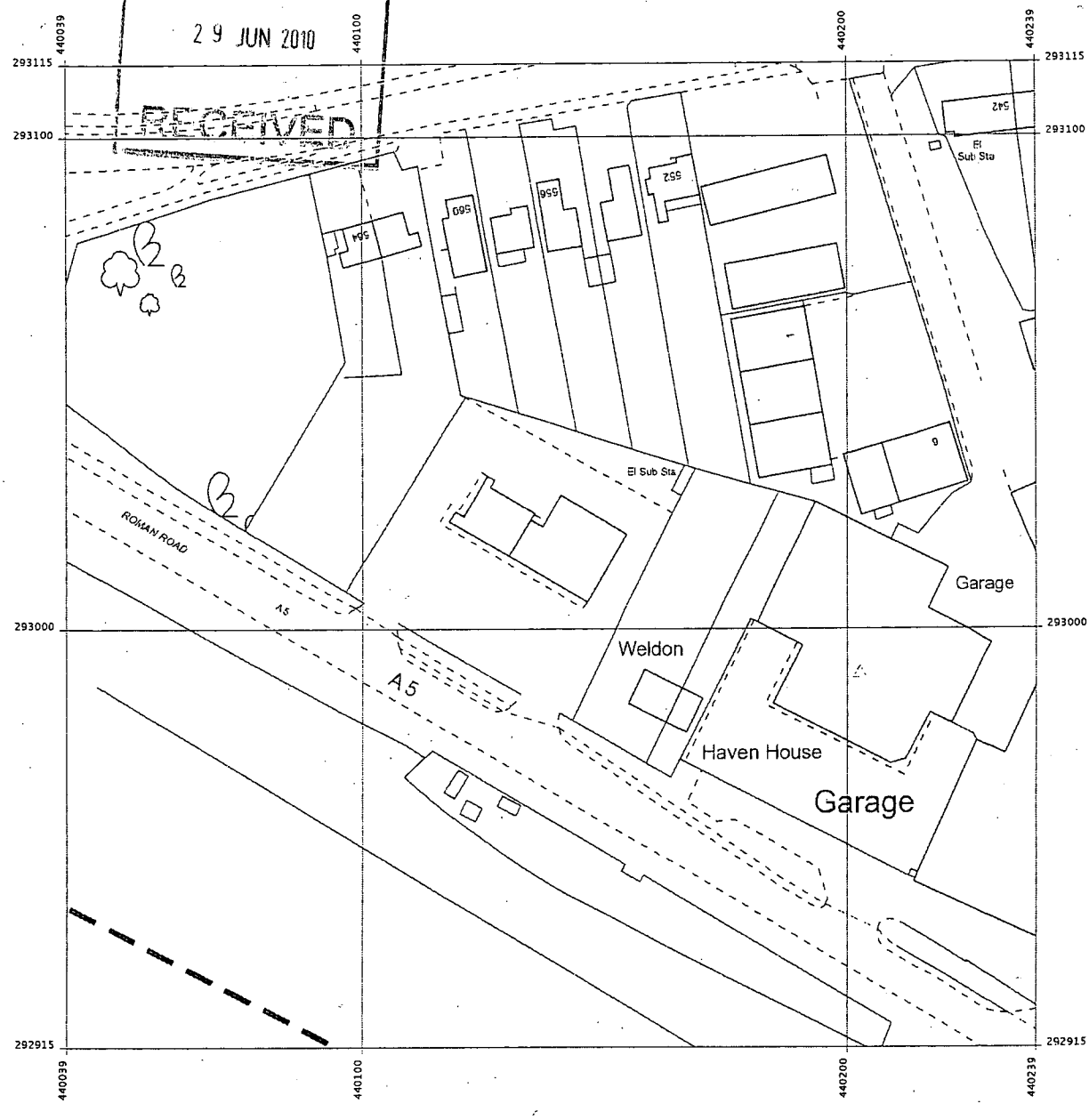

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The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

Metres
0 10 20 30 40 50

1:1250

Supplied by: **Stanfords**
Reference: OI178489
Centre coordinates: 440139 293015

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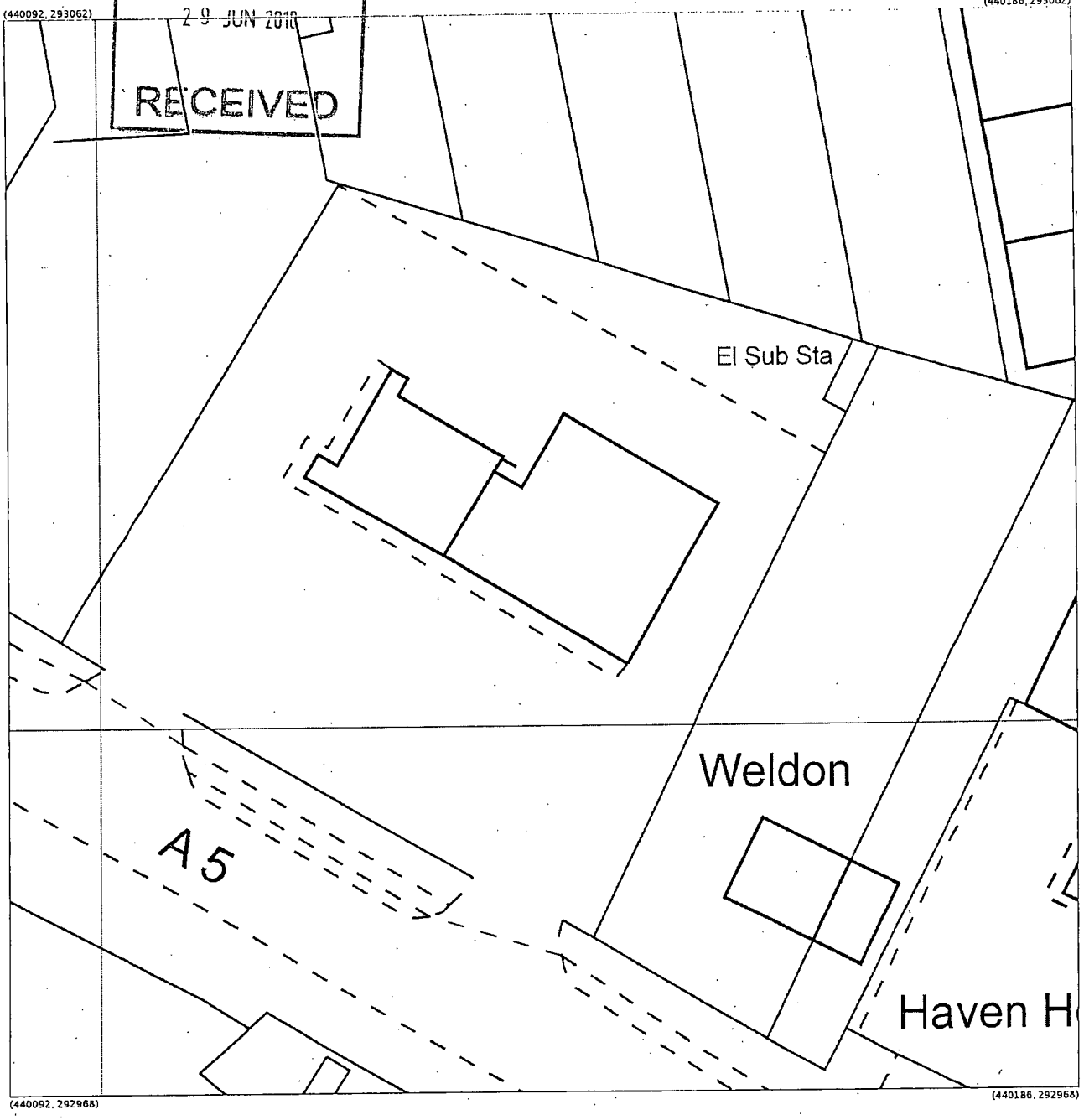

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The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

Metres
0 4 8 12 16 20

1:500

N

Supplied by: **Stanfords**
Reference: OI178488
Centre coordinates: 440139 293015

H.M. LAND REGISTRY

TITLE NUMBER	
LT100787	

ORDNANCE SURVEY PLAN REFERENCE	SP3993 SP4092 SP4093	SECTION	Scale 1/2500
COUNTY LEICESTERSHIRE	HINCKLEY AND BOSWORTH DISTRICT		© Crown Copyright 1979

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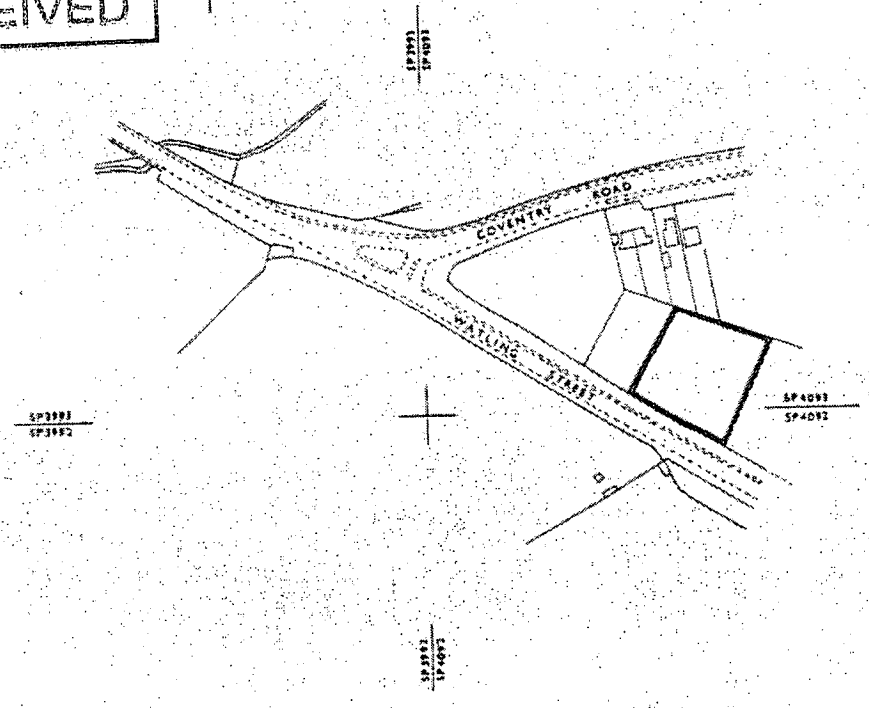
The boundaries shown by dotted lines have been plotted from the plans on the deeds. The title plan may be updated from later survey information.



This is a copy of the title plan on 14 JUN 2010 at 10:34:34. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

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The Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. 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 7 - Title Plans.

This title is dealt with by Land Registry, Leicester Office.

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Title Number : LT100787

This title is dealt with by Land Registry, Leicester 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 suffers loss by reason of a mistake in an official copy.

This extract shows information current on 14 JUN 2010 at 10:34:33 and so does not take account of any application made after that time even if pending in the Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: LT100787
Address of Property	: Watling House, Watling Street, Hinckley (LE10 8ED)
Value Stated	: £300,000
Registered Owner(s)	: GRAHAM DAVID LEWIS and DIANE MARGARET LEWIS of 124 Pallett Drive, Nuneaton, Warwickshire CV11 6HD.
Lender(s)	: Lloyds TSB Bank PLC

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This is a copy of the register of the title number set out immediately below, showing the entries in the register on 14 JUN 2010 at 10:34:33. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

This copy is not 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 suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the Land Registry web site explains how to do this.

A: Property Register

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

LEICESTERSHIRE : HINCKLEY AND BOSWORTH

1 (05.12.1979) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Watling House, Watling Street, Hinckley (LE10 8ED).

2 A Conveyance of the land in this title and other land dated 22 January 1925 made between (1) The Ecclesiastical Commissioners for England (Commissioners) and (2) Andrew Jeffcote and others (Purchasers) contains the following exceptions and reservations:-

EXCEPT AND RESERVED unto the Commissioners their successors and assigns the free passage and running of water and soil through the drains and water courses then or at any time thereafter passing through or under the said hereditaments

AND ALSO EXCEPT AND RESERVED unto the Commissioners their successors and assigns all mines quarries and minerals whatsoever whether opened or unopened within and under the said lands and hereditaments or any of them and lying below 200 feet from the surface together with full powers for the Commissioners their successors and assigns and their lessees and agents and all persons authorised by them or any of them with workmen and others from time to time and at all times thereafter by means of underground workings or operations only to win work get and carry away the said mines quarries and minerals and any mines quarries and minerals in upon or under any adjacent or other lands and with full power for those purposes to withdraw vertical and lateral support from the surface of the said lands and hereditaments and from any buildings or works then erected or thereafter to be erected thereon notwithstanding any subsidence or other injury or damage that might thereby be occasioned to the said lands and hereditaments or any buildings or works as aforesaid or any other injury or damage or loss whatsoever arising whether directly or indirectly from any such workings or operations as aforesaid which might be sustained by the Purchasers their heirs or assigns so nevertheless that the person or persons actually working under or by virtue of any of the powers aforesaid should pay to the Purchasers their heirs or assigns or other the owner or occupier of the said lands and hereditaments reasonable compensation for or in respect of any injury or damage to be thereby occasioned to any buildings or works then erected on the said lands and hereditaments and to any buildings or works thereafter erected on the said land and hereditaments coloured blue and brown on the said plan such compensation to be fixed if the parties cannot agree by an arbitrator to be agreed upon between them or in case of their not being able to agree upon such arbitrator then by two disinterested persons as arbitrators one to be chosen by each party or their umpire and any such arbitration should so far as applicable be governed by the provisions of "the Arbitraton Act 1889" or any statutory modification thereof

NOTE: No part of the Conveyance plan lodged on first registration was coloured blue or brown

This registration takes effect subject thereto and the mines and minerals so excepted are excluded from the registration.

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A: Property Register continued

3 The Conveyance dated 8 July 1937 referred to in the Charges Register contains the following provision:-

"It is hereby agreed and declared that the Purchaser shall not be entitled to any rights of light air or other easement which shall restrict or interfere with the free use and enjoyment of the adjoining property now or late of the Vendor for any purpose whatsoever".

4 A Deed dated 22 August 1966 made between (1) Alfred Leonard Hunt and Marlene Ada Hunt (Grantors) (2) Hinckley & Country Building Society (Society) and (3) Amoco (U.K.) Limited (Company) relates to rights to construct and use a sewer.

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 (31.05.2005) PROPRIETOR: GRAHAM DAVID LEWIS and DIANE MARGARET LEWIS of 124 Pallett Drive, Nuneaton, Warwickshire CV11 6HD.

2 (31.05.2005) The value stated as at 31 May 2005 was £300,000.

3 (31.05.2005) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

4 (09.08.2006) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 7 August 2006 in favour of Lloyds TSB Bank PLC referred to in the Charges Register.

C: Charges Register

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

1 A Conveyance of the land in this title dated 8 July 1937 made between (1) Ernest Jeffcote (Vendor) and (2) william Arnold (Purchaser) contains the following covenants:-

"The Purchaser hereby covenants with the Vendor that the Purchaser and his successors in title will not exercise or carry on nor permit to be exercised or carried on upon the piece of land hereby conveyed or in any building to be erected thereon anything which shall be a nuisance annoyance or disturbance to the Vendor or other the owners or occupiers of the adjoining land".

2 A Conveyance of the land in this title dated 26 October 1979 made between (1) Burmah Oil Trading Limited (Vendors) and (2) Balbir Singh Ranautta (Purchaser) contains the following covenants:-

"THE PURCHASER hereby covenants for himself and his successors in title that he will not at any time hereafter use the word "Autopoint" in any way in respect of or to designate or describe the property hereby conveyed".

3 (09.08.2006) REGISTERED CHARGE dated 7 August 2006.

4 (09.08.2006) Proprietor: LLOYDS TSB BANK PLC (Co. Regn. No. 2065)

C: Charges Register continued

Dept. No. 1597 of Securities Operational Service Centre, P.O.Box 6000, 125 Colmore Row, Birmingham B3 3SF.

End of register

