Land Registry

DEVELOPMENT SERVICES
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Official copy of register of title

Title number WK238706 Edition date 24.11.2008

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- 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 4 August 2010.
- 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 Gloucester Office.

A: Property register

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

WARWICKSHIRE : RUGBY

1 (26.05.1976) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Moxons Farm, Hydes Lane, Hinckley (LE10 3DP).

2 The land tinted green on the filed plan is not included in the title.

3 The land in this title has the benefit of but is subject to the following rights contained in a Conveyance dated 30 April 1976 made between (1) Samuel Houldcroft and (2) John Keith Houldcroft:-

"TOGETHER WITH and SUBJECT TO all existing rights and easments if any now affecting the property."

4 The land remaining in this title has the benefit of the following rights reserved by a Transfer of the land edged and numbered LT106410 in green on the filed plan dated 24 January 1980 made between (1) John Keith Houldcroft (Transferor) and (2) William John Whittle and Dorothy Victoria Whittle (Transferees):-

"EXCEPT AND RESERVING the easements and other rights specified in the First Schedule hereto

FIRST SCHEDULE

EXCEPT AND RESERVING the free passage of water soil gas electricity and other matters from and to the Transferors adjoining or neighbouring property being the remainder of the land comprised in the above mentioned title as now used and enjoyed through any drains pipes cables or conduits now existing or hereafter to be substituted therefor in under or over the property hereby transferred and FURTHER EXCEPTING AND RESERVING unto the Transferor and his successors in title the right to use all or any part of

A: Property register continued

the Tranfserors said adjoining or neighbouring property for building or other purposes whether or not such use shall obstruct or diminish the access of light and air now or at any time herefater enjoyed by the Transferees or their successors in title owners or occupiers for the time being of any part of the property hereby transferred to or for any building or other erection now or hereafter to be erected thereon."

5 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.

6 (30.05.1989) The land has the benefit of the following rights reserved by a Transfer of the land edged and numbered WK324463 in green on the filed plan dated 16 September 1988 made between (1) John Keith Houldcroft (Transferors) and (2) William John Whittle and Dorothy Victoria Whittle (Transferees):-

Except and Reserving unto the Vendor

(i) the free passage of water soil gas and electricity and other matters from and to the Vendors retained property as now used and enjoyed through any drains pipes cables or conduits now existing or hereafter to be substituted therefore in under or over the property hereby transferred

(ii) the right to use all or any part of the Vendors retained property for building or other purposes whether or not such use shall obstruct or diminish the access of light and air now or at any time hereafter enjoyed by the owner or owners or occupiers for the time being of the property hereby agreed to be sold to or for any building or other erection now or hereafter to be erected thereon.

7 (01.06.1989) The land has the benefit of the following rights reserved by a Transfer of the land edged and numbered WK324484 in green on the filed plan dated 9 November 1988 made between (1) John Keith Houldcroft (Transferors) and (2) William Gene Harris (Transferees):-

For the benefit of the adjoining property of the Transferor comprising the remainder of the land in the above numbered title (hereinafter called "the Transferors retained property"):-

There is hereby accepted and reserved to the Transferor or other the owners or owner and occupiers for the time being of the Transferor's retained property of:-

(i) The free passage of water soil gas and electricity and other matters from and to the Transferor's retained property as now used and enjoyed through any drains pipes cables or conduits now existing or hereafter substituted therefor in under or over the property hereby agreed to be sold

(ii) The right to use all or any part of the Transferor's retained property for building or other purposes whether or not such use shall obstruct or diminish the access of and air now or at any time hereafter enjoyed by the owner or owners or occupiers for the time being of the property hereby transferred to or for any building or other erection now or hereafter to be erected thereon.

8 (18.07.1989) The land has the benefit of rights reserved by a Transfer of the land edged and numbered WK325359 in green on the filed plan dated 11 August 1988 made between (1) John Keith Houldcroft and (2) John Henry Taylor in identical terms with those contained in the Transfer dated 16 September 1988 referred to above.

A: Property register continued

9 (03.01.1990) The land has the benefit of rights reserved by a Transfer of the land edged and numbered WK328492 in green on the filed plan dated 29 November 1989 made between (1) John Keith Houldcroft and (2) Robert Benjamin Mason and Linda Mason in identical terms with those contained in the Transfer dated 9 November 1988 referred to above.

10 (12.01.2004) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and numbered WK412528 in green on the title plan dated 19 December 2003 made between (1) John Keith Houldcroft and (2) Timothy Clive Dewis.

NOTE: Copy filed under WK412528

11 (24.11.2008) A new title plan based on the latest revision of the Ordnance Survey Map and showing an amended extent has been prepared.

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 (27.04.2006) PROPRIETOR: JOHN KEITH HOULDCROFT, CHRISTOPHER JOHN HOULDCROFT, ANDREW JAMES HOULDCROFT and CHARLOTTE ANNE HOULDCROFT of Moxons Farm, Hydes Lane, Hinckley Leics LE10 3DP.

2 (27.04.2006) 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.

3 (27.04.2006) The value as at 4 April 2006 for the land in this title and WK324484 was stated to be under £900,000.

C: Charges register

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

1 A Deed of Grant dated 12 September 1963 made between (1) Samuel Houldcroft and (2) West Midlands Gas Board relates to the laying of a gas main or pipe and ancillary rights. The said Deed also contains restrictive covenants.

NOTE: Original filed.

2 A Deed of Grant dated 7 June 1967 made between (1) Samuel Houldcroft and West Midlands Gas Board relates to the laying of a gas main or pipe and ancillary rights. The said Deed also contains restrictive covenants.

NOTE: Original filed.

3 A Deed of Grant dated 2 May 1969 made between (1) Samuel Houldcroft and (2) Gas Council relates to the laying of a gas main or pipe and ancillary rights. The said Deed also contains restrictive covenants.

NOTE: Original filed.

4 A Deed of Grant dated 4 August 1980 made between (1) John Keith Houldcroft (2) Agricultural Mortgage Corporation Limited (3) National Westminster Bank

C: Charges register continued

Limited and (4) British Gas Corporation relates to the construction and maintenance of a gas pipe and ancillary rights. The said Deed also contains restrictive covenants.

NOTE: Original filed.

End of register