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Official copy of register of title

Title number HE37886

Edition date 22.07.2008

- This official copy shows the entries on the register of title on 23 SEP 2019 at 10:21:04.
- 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 23 Sep 2019.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Telford Office.

A: Property Register

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

HEREFORDSHIRE

- 1 (27.04.2007) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land on the west side of Gatehouse Cottage, Leys Lane, Bircher, Leominster (HR6 0AY).

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 (10.07.2008) PROPRIETOR: RICHARD BYARD of The Ford, Townsend Park, Luston, Leominster, Herefordshire HR6 0DZ.
- 2 (10.07.2008) The price stated to have been paid on 22 May 2008 was £7,540.

C: Charges Register

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

- 1 (27.04.2007) The land in this title is subject to the following rights reserved by a Conveyance dated 27 February 1959 made between (1) Felix Alexander Vincent Copland-Griffiths and Cecil Penelope Talbot-Rice (Vendors) and (2) Charles Francis Pugh (Purchaser):-

EXCEPT AND RESERVING unto the Vendors in fee simple a right of drainage from the Home Farm and Bircher hall into the field numbered 287 on the O.S. Map with the right to maintain the existing drainage system or alternatively to install a new septic tank if required by the Vendors making good all damage to the property thereby conveyed by reason of the exercise of the right thereby reserved.

NOTE: The land in this title plan forms part of field numbered 287 referred to.

C: Charges Register continued

- 2 (27.04.2007) By a Conveyance dated 7 September 1972 made between (1) Victor Charles Lewis and Olive Kathleen Lewis (Vendors) and (2) The Lady Rosemary Joan Cawley (Purchaser) the land in this title and other land was conveyed subject as follows:-

"subject as to the land edged red on the said plan to a right of way at all times and for all purposes for the owners or occupiers of the land edged blue on the said plan and their respective servants and licencees with or without vehicles and animals to pass and repass to and from the said adjoining land over and along the way coloured brown on the said plan and subject to all privileges and incidents of user in the nature of easements quasi easements or rights in the nature of easements now of formerly enjoyed by the aforesaid adjoining land over the property hereby conveyed"

NOTE: Copy plan filed under HE33591.

- 3 (27.04.2007) The land is subject to the rights granted by a Deed dated 29 October 1982 made between (1) The Lady Rosemary Joan Cawley (2) Lloyds Bank Plc and (3) Welsh Water Authority.

The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed under HE33591.

- 4 (10.07.2008) A Transfer of the land in this title dated 22 May 2008 made between (1) Lady Rosemary Joan Cawley and (2) Richard Byard contains restrictive covenants.

NOTE: Copy filed.

- 5 (10.07.2008) The land is subject to the rights reserved by the Transfer dated 22 May 2008 referred to above.

End of register