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# Official copy of register of title

Title number HE4716

Edition date 05.07.2012

This official copy shows the entries on the register of title on 12 FEB 2019 at 11:54:42.

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 12 Feb 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 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Morning Star, Downton on the Rock, Ludlow (SY8 2LL).

2 The land in this title and other land has the benefit of the rights granted by a Deed dated 22 September 1993 made between (1) Primshore Limited and (2) Angela Susan Lawson and James Frederick Somerville Parker only insofar as the Grantor had the power to grant the same.

-NOTE: Copy filed under HE5914.

3 The land has the benefit of the following rights reserved by the Conveyance of Pools Top Barn dated 23 September 1993 referred to in the Charges Register:-

"EXCEPT AND RESERVING unto the Trustees in fee simple for the benefit of their adjoining and neighbouring property the rights specified in the Second Schedule hereto

.....  
..

### THE SECOND SCHEDULE

(Particulars of rights reserved)

1. The right of support from the Property for the said adjoining and neighbouring property of the Trustees (including any buildings thereon)

.....  
..

3. The right to use for all proper purposes connected with the said property of the Trustees any sewers drains watercourses pipes cables wires or other channels or conductors now laid or hereafter during the Specified Period to be laid in under or over the Property with power at any time or times to enter thereupon for the purpose of making connections with repairing maintaining inspecting or cleansing the same causing as little damage and inconvenience in the exercise of such

## A: Property Register continued

rights and making good to the reasonable satisfaction of Mr and Mrs Lennox any damage nevertheless caused

4. All rights of drainage eavesdropping passage light air and water and all liberties privileges and advantages now used and enjoyed (whether as easements quasi-easements or otherwise and whether continuous apparent or reasonably necessary) with the Property."

- 4 The land has the benefit of the following rights granted by but is subject to the following rights reserved by a Conveyance of the land in this title and other land dated 4 April 1996 made between (1) Angela Susan Lawson and others (Trustees ) and (2) Edward James Hornell Lennox (Beneficiary):-

"TOGETHER WITH the benefit of but EXCEPTED AND RESERVED out of the Property for any neighbouring land ("the Neighbouring Land") of the Trustees all rights easements quasi rights and quasi easements now enjoyed by the Property over under or through the Neighbouring Land or by the Neighbouring Land over under or through the Property the same having hitherto been enjoyed by virtue of the Property and the Neighbouring Land having been in common ownership."

## 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 (05.07.2012) PROPRIETOR: ROGER ERIC WEAVING, BRIDGET ANN WEAVING, MICHAEL JAMES WEAVING and JILL MARY WEAVING of Morning Star, Downton on the Rock, Ludlow, Shropshire SY8 2LL and of Sandbarn Farm, Snitterfield Road, Hampton Lucy, Warwick, Warwickshire CV35 8AU and of Coach House, Astwood Lane, Hanbury, Bromsgrove, Worcestershire B60 4BP.
- 2 (05.07.2012) The price stated to have been paid on 26 June 2012 was £415,000.
- 3 (05.07.2012) 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.

## C: Charges Register

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

- 1 The land is subject to the following rights granted by a Conveyance of Pools Top Barn dated 23 September 1993 made between (1) James Frederick Somerville Parker and Angela Susan Lawson (Trustees) and (2) Edward James Hornell Lennox (Beneficiary) and Amanda Katherine Lennox (Mr and Mrs Lennox):-

"TOGETHER WITH the benefit of

.....  
..

(3) the rights specified in the First Schedule hereto

.....  
..

### THE FIRST SCHEDULE

(Particulars of rights granted)

1. The right of support from the Trustees' adjoining property for the land and buildings hereby conveyed

## C: Charges Register continued

2. The right to use for all purposes connected with the present and every future use of the Property any sewers drains watercourses pipes cables wires or other channels or conductors now laid or hereafter during the Specified Period to laid in under or over the said property of the Trustees with power at any time or times to enter thereupon for the purpose of making connections with repairing renewing maintaining inspecting or cleansing the same causing as little damage and inconvenience in the exercise of such rights and making good to the reasonable of the Trustees any damage nevertheless caused.

3. All rights of drainage eavesdropping passage light air and water and all liberties privileges and advantages now used or enjoyed (whether as easements quasi-easements or otherwise and whether or not continuous apparent or reasonably necessary) with the property."

End of register