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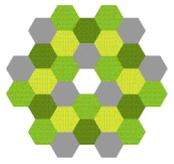
This official copy is issued on 13 February 2019 shows the state of this title plan on 13 February 2019 at 15:17:16. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It 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 the HM Land Registry, Plymouth Office .

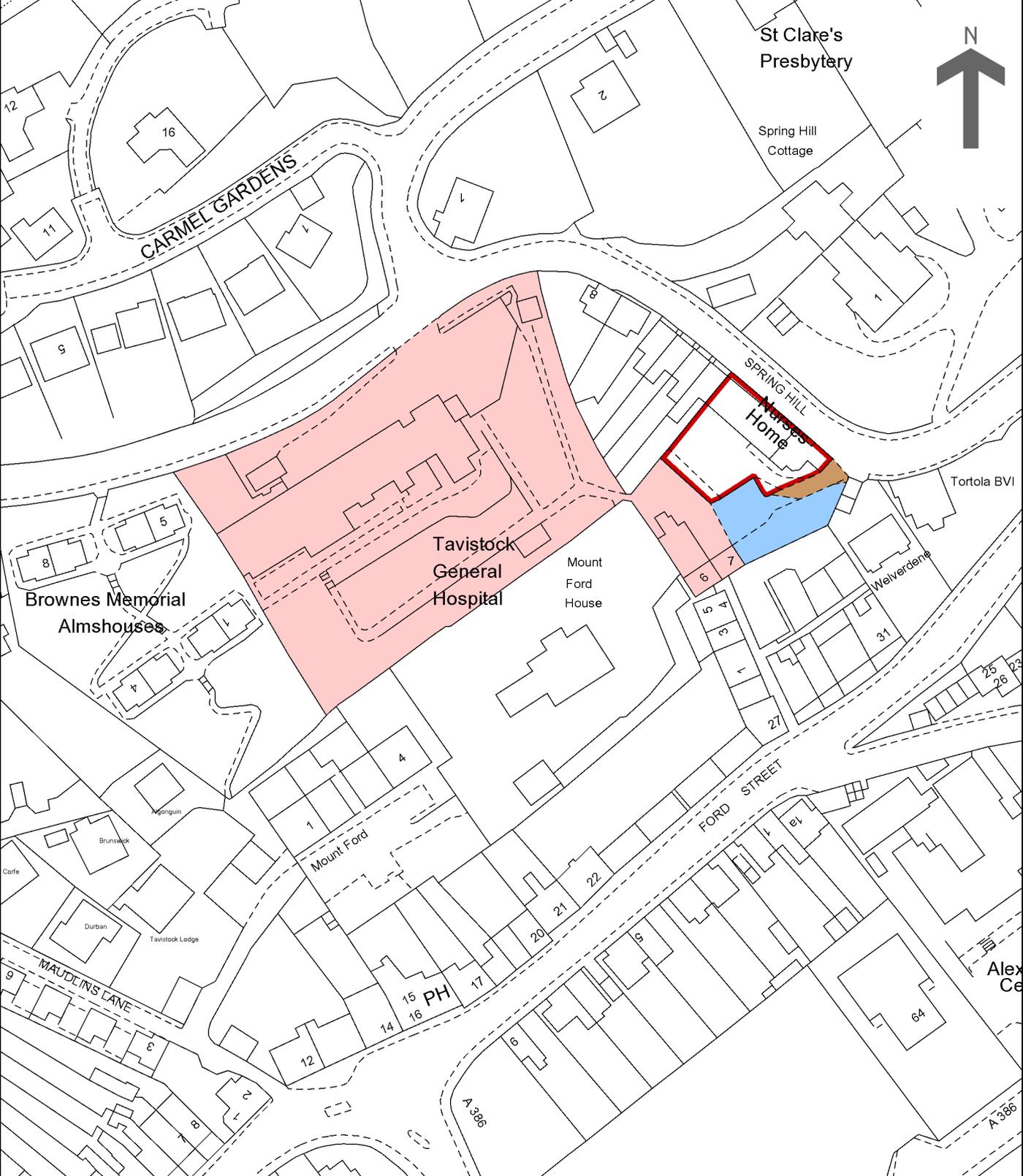
# HM Land Registry

## Official copy of title plan

Title number **DN706203**  
Ordnance Survey map reference **SX4774SE**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Devon : West Devon**

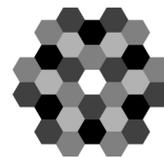


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The electronic official copy of the register follows this message.

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# Official copy of register of title

Title number DN706203

Edition date 23.11.2018

This official copy shows the entries on the register of title on 13 FEB 2019 at 15:10:49.

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 13 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, Plymouth Office.

## A: Property Register

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

DEVON : WEST DEVON

- 1 (23.11.2018) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 1 and 2 Springhill, Tavistock (PL19 8LB).
- 2 (23.11.2018) The land has the benefit of the following rights granted by but is subject to the following rights reserved by the Conveyance dated 25 March 1988 referred to in the Charges Register:-

"TOGETHER WITH the right for the Purchaser and its successors in Title owners or occupiers for the time being of the property herebefore described and their undertenants servants and invitees in common with all other persons for the time being having a like right at all times by day or night to pass and repass with or without motor vehicles to or from the property hereby conveyed from or to the public highway known as Springhill Road over and along the roadway coloured brown on the plan annexed hereto and for all purposes connected with the use and enjoyment of the property hereby conveyed but not for any other purpose EXCEPT AND RESERVING unto the Vendor for the benefit of the Vendor's adjoining land shown edged yellow on the plan annexed hereto (hereinafter referred to as "the adjoining land") and each and every part and for the benefit of the Vendors retained land shown edged green on the plan annexed hereto (hereinafter referred to as "the retained land") and each and every part thereof

(a) the right to use for all purposes connected with the retained land or adjoining land any sewers drains watercourses pipes cables wires or other channels or conductors now laid in under or over the property hereby conveyed with power at any time to enter thereupon for the purpose of repairing renewing maintaining inspecting or cleansing the same (the Vendor and his successors in Title paying a fair proportion of the costs of maintaining any such as may be used in common)

(b) all rights of drainage light water air and all liberties and privileges and advantages now used or enjoyed therewith by the retained land or adjoining land (whether as quasi-easements or otherwise and whether or not continuous apparent or reasonably necessary)".

NOTE 1:-The roadway coloured brown on the plan to the said Conveyance is tinted brown on the title plan.

## A: Property Register continued

NOTE 2:-The Vendors retained land edged yellow and green on the plan to the said conveyance is tinted pink and tinted blue on the title plan respectively.

- 3 (23.11.2018) The Conveyance dated 25 March 1988 referred to in the Charges Register contains the following provision:-

"IT IS FURTHER HEREBY AGREED AND DECLARED between the parties hereto that there are excepted from this Conveyance the benefit of all covenants and stipulations imposed by the Vendor on any past sale of any land and premises for the benefit of the property hereby conveyed and any other land and premises then retained by the Vendor or any part thereof

5. IT IS FURTHER HEREBY AND DECLARED that there is not included in the Conveyance any easements of way light or air which would or might interfere with or restrict the free use of the retained land or adjoining land for building or for any other purpose"

## 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 (23.11.2018) PROPRIETOR: WEST DEVON BOROUGH COUNCIL of Kilworthy Park, Drake Road, Tavistock PL19 0BZ.
- 2 (23.11.2018) The value stated as at 23 November 2018 was less than £10,000.

## C: Charges Register

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

- 1 (23.11.2018) A Conveyance of the land in the land in this title dated 25 March 1988 made between (1) The Secretary of State for Social Services (Vendor) and (2) West Devon Borough Council (Purchaser) contains the following covenants:-

"The Purchaser hereby covenants with the Vendor to the intent that the burden of such covenants may run with and bind the property hereby conveyed and every part thereof and that the benefit of such covenants may be annexed to and run with the retained land and adjoining land and every part thereof to observe and perform the following stipulations:-

(a) not without the previous written consent of the Vendor or his successors in Title the owners for the time being of the retained land or adjoining land to erect or allow to be erected on the property hereby conveyed any building or buildings or other structures apart from those intended to be used as residential accommodation for homeless persons in accordance with the plans previously approved in writing by the Vendor

(b) not to do or allow to be done on the property hereby conveyed anything which may be or grow to be a nuisance or annoyance to the Vendor or his successors in title owners for the time being of the retained land or adjoining land

(c) not to make any objections or representations to any statutory authority concerning or in relation to any proposals of the Vendor or his successors in title of the retained land or adjoining land to build upon redevelop or change the use of the retaining land or adjoining land or any part or parts thereof

(d) to pay to the Vendor or his successors in title on demand a sum equal to one half of all payments costs and expenses incurred by the Vendor or his successors in title of maintaining the roadway coloured

## C: Charges Register continued

brown on the plan annexed hereto and not at any time to park any vehicle or obstruct in any manner the said roadway

(e) not to use or allow to be used any buildings erected on the property for any purpose other than as accommodation for homeless persons comprising no more than fifteen accommodation units in total".

NOTE:-The Vendors retained land referred to is tinted pink and tinted blue on the title plan.

- 2 (23.11.2018) The land is subject to the lease set out in the schedule of leases hereto.

## Schedule of notices of leases

1	23.11.2018	1 and 2 Springhill	14.08.2001	DN504103
			136 years from	
			10 February	
			1989	

NOTE: The lease dated 10 February 1989 referred to above was formerly registered under title DN260682

End of register