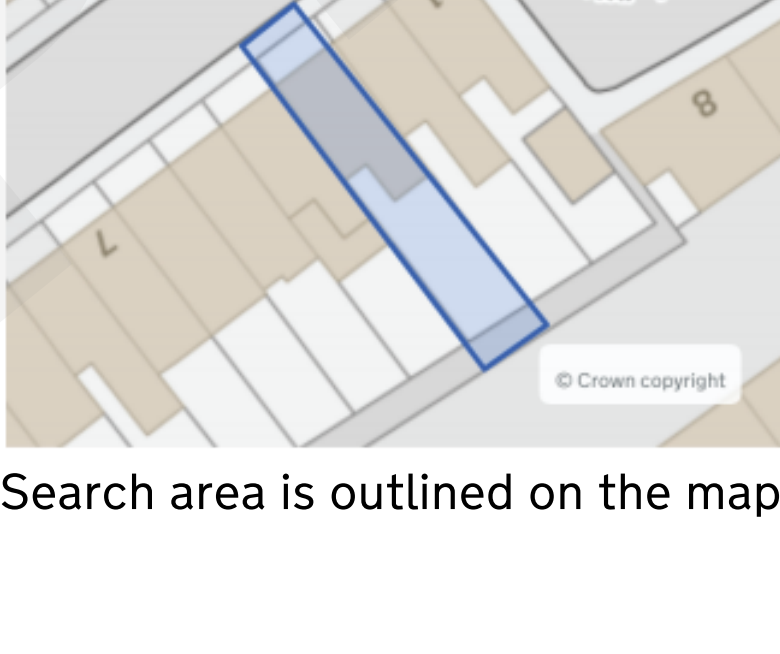




Local land charges official search

It is hereby certified that the search of land and property as shown below reveals registrations up to and including the date and time of this certificate.

Time and date	9:50 on 22 November 2017
Reference	678 453 123
Search results for	3 Clinton Street Exeter EX4 1AX



Search area is outlined on the map

There are 8 local land charges in this area.

1

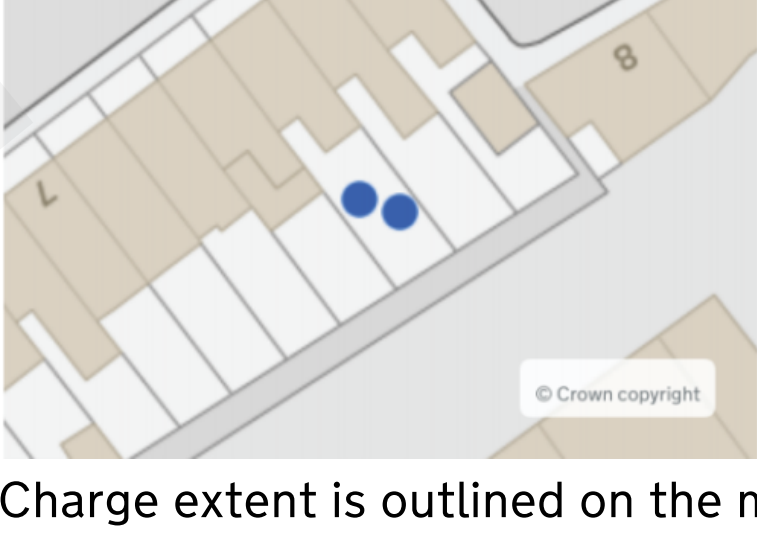
Location	3 Clinton Street Exeter EX4 1AX
Category	Planning - Agreement
Description	Change of use of land for a medical clinic and associated works
Authority reference	JBC123/X36
Originating authority	Exeter City Council
Source information	Exeter City Council, Civic Centre, Paris St, Exeter EX1 1JJ
Creation date	28 May 2011
Registration date	1 June 2011
HM Land Registry reference	LLC-1NMX



Charge extent is outlined on the map

2

Location	3 Clinton Street Exeter EX4 1AX
Category	Planning - Tree preservation order (TPO)
Description	Tree preservation order in respect of one ash and one elm
Authority reference	JBC123/C36
Originating authority	Exeter City Council
Source information	Exeter City Council, Civic Centre, Paris St, Exeter EX1 1JJ
Creation date	11 February 1993
Registration date	14 February 1993
HM Land Registry reference	LLC-1GHF



Charge extent is outlined on the map

3

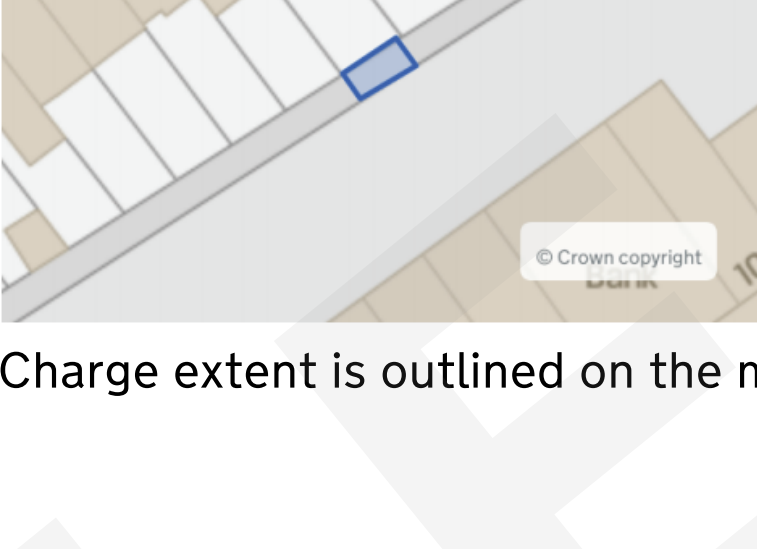
Location	3 Clinton Street Exeter EX4 1AX
Category	Land compensation
Description	Land to the south of Clinton Street only includes EX4 1AX
Land sold	Land on the south side of Clinton Street
Work done	For the construction of a bypass
Authority reference	JTC325/Z22
Originating authority	Exeter City Council
Source information	Exeter City Council, Civic Centre, Paris St, Exeter EX1 1JJ
Creation date	10 August 1983
Registration date	14 August 1983
HM Land Registry reference	LLC-1BDS



Charge extent is outlined on the map

4

Location	3 Clinton Street Exeter EX4 1AX
Category	Land compensation
Description	Notice of advance payment under section 52(8) of the Land Compensation Act (1973). Amount of the advance payment is £153,024.15 being 90% of the estimated compensation, including surveyor's fees of £2,031.75
Advance payment	£153,024.15
Agreed or estimated	Agreed
Interest in land	Leasehold
Authority reference	JVQ900V55
Originating authority	Exeter City Council
Source information	Exeter City Council, Civic Centre, Paris St, Exeter EX1 1JJ
Creation date	27 April 2017
Registration date	29 April 2017
HM Land Registry reference	LLC-1DEF



Charge extent is outlined on the map

5

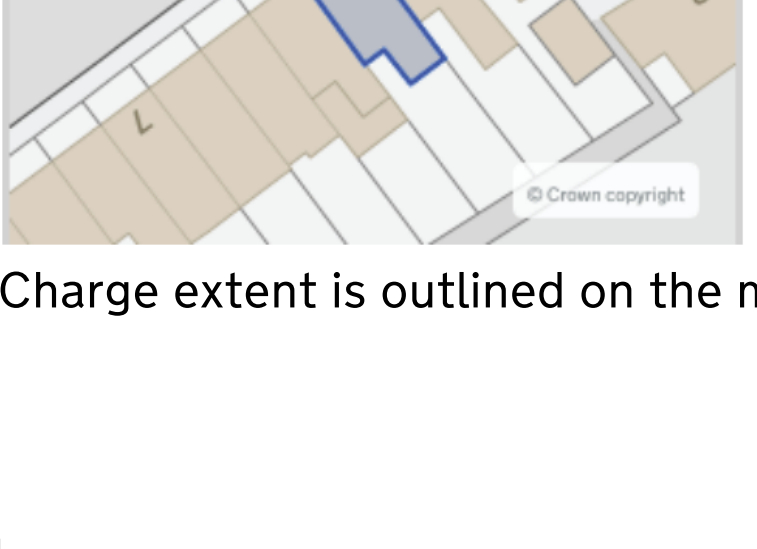
Location	3 Clinton Street Exeter EX4 1AX
Category	Financial
Description	Private street works apportionment notices, served under section 190 Highways Act 1959
Amount	£6,257.15
Interest rate	3%
Authority reference	JVQ9324t00
Originating authority	Exeter City Council
Source information	Exeter City Council, Civic Centre, Paris St, Exeter EX1 1JJ
Creation date	22 March 2016
Registration date	22 March 2016
HM Land Registry reference	LLC-1FSW



Charge extent is outlined on the map

6

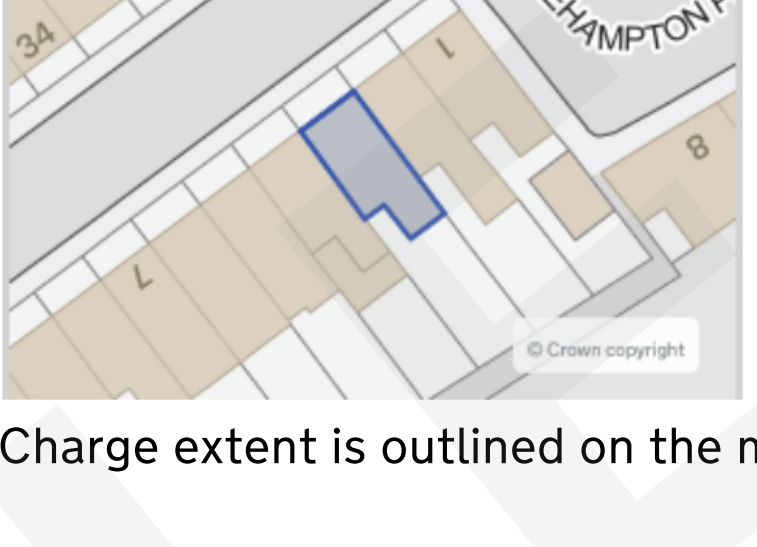
Location	3 Clinton Street Exeter EX4 1AX
Category	Financial
Amount	£312.60
Interest rate	Interest may be payable
Authority reference	JVQ870V67
Originating authority	Exeter City Council
Source information	Exeter City Council, Civic Centre, Paris St, Exeter EX1 1JJ
Creation date	22 March 1965
Registration date	22 March 1965
HM Land Registry reference	LLC-1PIK



Charge extent is outlined on the map

7

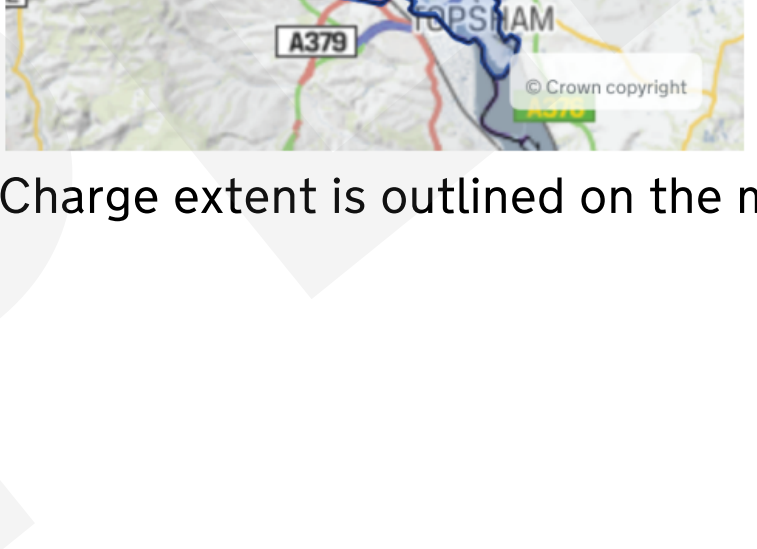
Location (dominant building)	3 Clinton Street Exeter EX4 1AX
Category	Light obstruction notice
Start date (temporary certificate)	1 October 2017
Expiry date (temporary certificate)	1 January 2018
Start date (definitive certificate)	2 January 2018
Expiry date (definitive certificate)	2 January 2020
Applicant name	John Harris Property Development
Applicant address	1 High Street Exeter
Interest in land	Freehold owner
Height of servient land development	32 metres
Covers all or part of the extent	All of the extent
Registration date	3 October 2017
Originating authority	HM Land Registry
Source information	LocalLandChargesRegister@landregistry.gov.uk
Available documents	Temporary certificate Definitive certificate Form A and colour plan
HM Land Registry reference	LLC-1LRF



Charge extent is outlined on the map

8

Location	City of Exeter
Category	Other - Smoke control order
Description	District 4
Authority reference	JBC123/X33
Originating authority	Exeter City Council
Source information	Exeter City Council, Civic Centre, Paris St, Exeter EX1 1JJ
Creation date	28 May 1961
Registration date	1 June 1961
HM Land Registry reference	LLC-1SNH



Charge extent is outlined on the map