



## Title register for:

**Wolford Lodge, Limers Lane, Dunkeswell, Honiton (EX14 4SQ)**  
**(Freehold)**

**Title number: DN210837**

Accessed on 20 December 2022 at 19:32:07

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## Register summary

<b>Title number</b>	DN210837
<b>Registered owners</b>	Rupert Henry Douglas-Pennant 17 Agate Road, London W6 0AJ
<b>Last sold for</b>	No price recorded

## A: Property Register

This register describes the land and estates comprised in this title.

Entry number	Entry date
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1	1987-03-11	DEVON : EAST DEVON
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The Freehold land shown edged with red on the

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plan of the above Title filed at the Registry and being Wolford Lodge, Limers Lane, Dunkeswell, Honiton (EX14 4SQ).

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2	1987-03-11	The land has the benefit of the following rights granted by but is subject to the following exceptions and reservations contained in the Conveyance dated 27 February 1987 referred to in the Charges Register:-
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The Property is hereby transferred together with the benefit of the matters set out in Part III of the First Schedule hereto subject to the exceptions and reservations set out in the Second Schedule hereto.

THE Transferees HEREBY JOINTLY AND SEVERALLY COVENANT with the Transferor and his successors in title owners and occupiers for the time being of the adjoining Retained Property (hereinafter called "the Retained Land") shown for the purpose of identification only edged yellow on the plan annexed hereto in terms following:-

(a) To pay a due and proper proportion according to user of the cost of inspecting maintaining repairing and renewing the roadway shown coloured green on the plan annexed hereto and

(b) To keep the spring or springs reservoir collecting chamber and pipes and an electric pump situate within the Property in good and sufficient repair in its existing state and condition but so that the Transferees shall be under no obligation to improve the system.

THE Transferor HEREBY COVENANTS on behalf of himself and his successors in title owners and occupiers for the time being of that part of the Retained Land known as Manor Farm for the purpose of identification only shown hatched

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orange on the plan annexed hereto with the Transferees and their successors in title owners and occupiers for the time being of the Property not to complete any sale of Manor Farm without imposing an obligation upon the Purchaser of Manor Farm to instal a separate supply of water to Manor Farm and to enter into a Deed of Release with the Transferees or their successors in title to release the exception and reservation of the right to take water for the benefit of Manor Farm contained in paragraph (b) of the Second Schedule hereto.

THE Transferor HEREBY COVENANTS on behalf of himself and his successors in title owners and occupiers of the Retained Land with the Transferees and their successors in title owners and occupiers for the time being of the Property to keep and maintain the roadway coloured green on the plan annexed hereto in its existing metalled state and in good and sufficient repair and condition.

THE FIRST SCHEDULE above referred to

### PART III

(Matters with the Benefit of which)  
the Property is Sold)

FULL free and uninterrupted right for the Transferees their successors in title owners and occupiers for the time being of the Property and all persons authorised by them in common with the Transferor and those authorised by him and all others entitled to like rights.

(a) To pass and repass with or without vehicles or animals of any description and at all times and for all purposes over and along the roadway shown coloured green on the plan annexed hereto and

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along the track coloured red on the plan annexed.

(b) The right to the free flow and passage of water soil electricity and other services to and from the Property through all pipes wires cables conduits watercourses and sewers now laid down and in use within and under the Retained Land as the same have been heretofore used and

(c) The right to enter into and upon the Retained Land upon giving reasonable notice and with or without workmen and all necessary machinery or equipment for the purpose of maintaining repairing and renewing the said pipes wires cables conduits watercourses and sewers the persons exercising such right making good or paying full compensation for all damage caused to the Retained Land in the exercise of such right.

THE SECOND SCHEDULE above referred to

(Exceptions and Reservations)

THE following easements and rights are hereby excepted and reserved for the Transferor his successors in title owners and occupiers from time to time of the Retained Land.

(a) The right to the free flow and passage of water soil electricity and other services to and from the Retained Land through all pipes wires cables conduits watercourses and sewers now or within a period of eighty years from the date hereof laid down and in use within and under the Property.

(b) The right to take water in the same quantities as have heretofore been taken from the spring or springs reservoir and collecting chamber situate within the Property through the pipes now or within a period of eighty years from the date hereof laid in or under the Property subject to payment of a due

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and proper proportion according to user of the cost of maintaining and keeping in good and sufficient repair and condition the spring or springs reservoir collecting chamber and pipes and an electric pump situate within the Property and all other things used in connection with the said supply of water.

(c) The right to enter into and upon the Property except in an emergency upon giving reasonable notice and with or without workmen and all necessary machinery or equipment for the purpose of inspecting maintaining repairing renewing laying and relaying as appropriate any such pipes wires cables conduits watercourses sewers spring or springs reservoir collecting chamber and electric pump the persons exercising such right making good or paying full compensation for all damage caused to the Property in the exercise of such right.

(d) All such easements rights privileges and advantages over the Property as would by virtue of Section 62 of The Law of Property Act 1925 have passed on a transfer by the Transferor to the Transferees of the Retained Land if the same had been executed one day prior to the date of the transfer of the Property hereto."

NOTE: Original plan filed.

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3	1987-03-11	<p>The Conveyance dated 27 February 1987 referred to above contains the following provision:-</p> <p>"IT IS HEREBY DECLARED AND AGREED that the Transferees shall not be entitled to any right of light or air through any window opening in any building now or hereafter erected on the Property which would restrict or interfere with the free use of enjoyment of the Transferor's adjoining Retained Land for building or any other purpose."</p>
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4	2007-01-25	A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.
5	2007-01-25	The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
6	2007-01-25	The land has the benefit of the rights reserved by a Transfer of the land edged and numbered DN545686 in green on the title plan and other land dated 3 January 2007 made between (1) Pamela Mitchell and Rupert Henry Douglas-Pennant and (2) Rupert Henry Douglas-Pennant.

NOTE: Copy filed under DN545686.

## B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

**Class of Title:** Title absolute

Entry number	Entry date
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1	2007-11-07	PROPRIETOR: RUPERT HENRY DOUGLAS-PENNANT of 17 Agate Road, London W6 0AJ.
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## C: Charges Register

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

**Class of Title:** Title absolute

Entry number	Entry date
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1	1987-03-11	By a Conveyance of the land in this title dated 27 February 1987 made between (1) Sir Charles
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Matthew Farrer and (2) Pamela Douglas-Pennant  
Rupert Henry Douglas-Pennant Venetia Douglas-  
Pennant and Andrew Claud Douglas-Pennant the  
land was conveyed:-

"Subject to those matters set out in the Third  
Schedule hereto

THE THIRD SCHEDULE above referred to

(Matters subject to and with the benefit of which  
the Property is Sold)

1. ALL outgoing and all easements quasi-  
easements privileges and advantages affecting the  
same including rights of way (whether public or  
private) water light support and drainage and all  
wayleaves and other rights in respect of wires  
cables stays or poles of any nature whatsoever and  
in particular but without prejudice to the generality  
of the foregoing all rights and easements (if any) of  
whatever nature exercised by the owner or  
occupiers for the time being of the property situate  
at and known as "Wolford Chapel" shown coloured  
orange on the plan annexed hereto.

2. ANY liability to repair or contribute to the repair  
of any roads footpaths ways passages  
watercourses pipes sewers drains ditches hedges  
walls or fences and all rights of the owner or  
occupier of any adjacent or neighbouring property  
as regards any such matter."

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2	1987-03-11	The land in this title is with other land subject to a perpetual yearly fee farm rent of £54.3.10 payable to the County Council of Devon mentioned in a Conveyance of the land in this title and other land dated 5 February 1924 made between (1) Frederick William Disney and John Disney and (2) Alick Gordon Keniball in which it is stated that the purchaser covenants to pay the whole of the fee
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farm rent but has the right to collect the whole thereof from the owners of the land charged therewith.