



Title register for:

land lying to the west of Castle Hill, Hemyock, Cullompton (Freehold)

Title number: DN663657

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Register summary

Title number	DN663657
Registered owners	Paul John Clarke Higher Lease, Castle Hill, Hemyock, Cullompton EX15 3RX Clare Helen Clarke Higher Lease, Castle Hill, Hemyock, Cullompton EX15 3RX
Last sold for	£320,000 on 27 September 2017

A: Property Register

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

Entry number	Entry date
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1

DEVON : MID DEVON

The Freehold land shown edged with red on the plan of the above title filed at the Registry and being land lying to the west of Castle Hill, Hemyock, Cullompton.

2

1995-03-03

The land tinted pink on the title plan has the benefit of the following rights reserved by a Transfer of adjoining land to the east dated 8 March 1993 made between (1) Martin John King and Kathleen Margaret King (Transferors) and (2) Colin Arthur Popham and Anne Popham (Transferees) :-

"EXCEPT AND RESERVED unto the Transferors the right to take a supply of water through the water pipe laid under Ordnance Survey Number 7657 and 7545 from the water supply on the land edged blue on the plan annexed hereto (the option land) to the land edged green on the plan annexed hereto (the retained land) TOGETHER WITH the right to enter on such enclosures for the purposes of maintaining repairing and renewing the said pipe the Transferors making good all damage caused in the exercise of such rights."

NOTE: Copy plan filed under DN353610.

3

1995-03-03

The land has the benefit of the following rights reserved by a Transfer dated 7 September 1994 of the land edged blue on the plan to the Transfer dated 8 March 1993 referred to above made between (1) Martin John King and Kathleen Margaret King (Transferors) and (2) Colin Arthur Popham and Anne Popham (Transferees):-

"There is excepted and reserved to the Transferors out of this Transfer the right in common with the Transferees to take a supply of water from the water supply on the land hereby transferred to the

land shown edged green on the annexed plan."

NOTE: The land in this title forms part of the land edged green referred to.

4	1993-04-06	The land tinted mauve on the title plan has the benefit of the rights granted by but is subject to the rights reserved by a Transfer thereof dated 26 March 1993 made between (1) Martin John King and Kathleen Margaret King and (2) Kevin Mark Lock.
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NOTE: Copy filed under DN326243.

5	2002-07-16	The land tinted blue on the title plan has the benefit of the rights reserved by but is subject to the rights granted by a Transfer dated 28 June 2002 referred to in the Charges Register.
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6	2005-08-04	The land tinted pink on the title plan has the benefit of the following rights granted by a Transfer thereof dated 11 May 2005 made between (1) Kevin Mark Lock (Transferor) and (2) Robert Stewart Donaldson (Transferee):-
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"The Property is sold with the benefit of, so far as the Transferor is capable of granting the same, the right to connect into and use the existing water supply serving the Property and refereed (sic) to in the property register of the Property in common with the seller and his successors in title of the remainder of the land comprised (sic) in title number DN353610 ('the Retained Land') for the purpose of supplying a 6 foot drinking trough for agricultural and equestrian use only, such trough already having been installed (with an isolating stop cock) and connected by the Transferor in a position already agreed with the Transferee."

7	2015-11-04	The Transfer dated 30 October 2015 referred to in
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the Charges Register contains provisions as to light or air and boundary structures.

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	
1	2017-10-25	PROPRIETOR: PAUL JOHN CLARKE and CLARE HELEN CLARKE of Higher Lease, Castle Hill, Hemyock, Cullompton EX15 3RX.
2	2017-10-25	The price stated to have been paid on 27 September 2017 was £320,000.
3	2017-10-25	The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
4	2017-10-25	RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 27 September 2017 in favour of HSBC UK Bank PLC referred to in the Charges Register.
5		<p>The following are details of the personal covenants contained in the Transfer dated 11 May 2005 referred to in the Proprietorship Register:-</p> <p>"The Transferee covenants with the Transferor and his successors in title of the Retained Land:</p> <p>(a) to erect and forever thereafter maintain an (sic)</p>

good and sufficient stock proof boundary fence between the points marked 'A' and 'B' on the plan attached, such fence to consist of tanalised wooden posts, sheep/pig netting and topped with two strands of barbed wire.

(b) to maintain and repair in a good and water tight condition all pipes situated on the Property leading to the water trough referred to in special condition 16."

NOTE 1: The Retained Land referred to adjoins the southern boundary of the land in this title. No further particulars of Special Condition 16 referred to were lodged on registration

NOTE 2: Copy plan filed under DN516788.

C: Charges Register

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

Class of Title: Title absolute

Entry number	Entry date	
1	2015-11-04	A Transfer dated 28 June 2002 of Barn Owl Cottage made between (1) Robert Stewart Donaldson (Transferor) and (2) Christopher Bright and Carole Bargery (Transferees) contains restrictive covenants by the Transferor. NOTE: Original filed under DN465103.
2	2015-11-04	A Transfer dated 30 October 2015 made between (1) Robert Stewart Donaldson and (2) Malcolm Ernest Archer contains restrictive covenants. NOTE: Copy filed.

3	2015-11-04	The land is subject to the rights reserved the Transfer dated 30 October 2015 referred to above.
4	2017-10-25	REGISTERED CHARGE dated 27 September 2017.
5	2018-11-14	Proprietor: HSBC UK BANK PLC (Co. Regn. No. 9928412) of Customer Service Centre, BX8 5HB.
