



## Title register for:

**Land at Roughmoor, Taunton (Freehold)**

**Title number: ST96372**

Accessed on 15 February 2023 at 15:58:08

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## Register summary

|                          |  |
|--------------------------|--|
| <b>Title number</b>      | ST96372  |
| <b>Registered owners</b> | Timothy Richard Venn<br>Newley Farm, Upcott, Bishops Hull, Taunton TA4 1AQ |
| <b>Value stated</b>      | £324,400 on 21 October 2019  |

## A: Property Register

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

| Entry number | Entry date |   |
|--------------|------------|---|
| 1            | 1993-02-24 | SOMERSET : SOMERSET WEST AND TAUNTON<br><br>The Freehold land shown edged with red on the plan of the above Title filed at the Registry and |

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being Land at Roughmoor, Taunton.

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|---|------------|---|
| 2 | 2010-08-04 | A new title plan based on the latest revision of the Ordnance Survey Map has been prepared. |
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## 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            | 2019-10-21 | PROPRIETOR: TIMOTHY RICHARD VENN of Newley Farm, Upcott, Bishops Hull, Taunton TA4 1AQ.  |
| 2            | 2019-10-21 | The value stated as at 21 October 2019 was £324,400.   |
| 3            | 2019-10-21 | 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. |

## 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            | 1993-02-24 | By a Conveyance of the land in this title and other land dated 29 December 1967 made between (1) John Alexander Saunders (Vendor) and (2) Dora Beatrice Gregory (Purchaser) the land was conveyed subject as follows:- |

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"Subject to (i) as to Ordnance Survey Numbers 3129, 1828 and 3241 or parts thereof to the provisions contained in the Act 27 and 28 Victoria Chapter 184 (The Great Western Canal Purchaser Act 1864) so far as the same may affect such Ordnance Survey Numbers or any part thereof (ii) as to Ordnance Survey Number 3758 to an easement as to sewerage pipes contained in a Conveyance dated eighteenth day of March One thousand nine hundred and forty one made between the said Percival Charles Saunders of the one part and His Majesty's Principal Secretary of State for the War Department of the other part and (iii) to the right of way in favour of the Somerset River Authority over Ordnance Survey Number 6422 in order to obtain access to the River Guaging Station near Norton Brook"

NOTE: No evidence of the Conveyance dated 18 March 1941 referred to was supplied on first registration.

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|   |            |   |
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| 2 | 1993-02-24 | The land tinted pink on the filed plan is subject to the rights granted by a Grant of Easement dated 23 February 1988 made between (1) Sun Life Pension Management Limited and (2) British Gas plc. |
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The said Deed also contains restrictive covenants by the grantor.

NOTE: Original filed.

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| 3 | 2002-04-02 | The land is subject to the rights granted by a Deed dated 20 March 2002 made between (1) Dennis Job Venn, Joyce Mary Venn, William John Venn and Timothy Richard Venn (2) SURF Telecoms Limited and (3) Lloyds TSB Bank PLC. |
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The said Deed also contains obligations on the part

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of the grantor.

NOTE: Copy filed.

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|---|------------|---|
| 4 | 2004-03-18 | The land is subject to the rights granted by a Deed dated 9 March 2004 made between (1) Dennis Job Venn and others (2) SURF Telecoms Limited and (3) Lloyds TSB Bank PLC. |
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The said Deed also contains grantors obligations.

NOTE: Copy filed.

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| 5 | 2013-09-19 | UNILATERAL NOTICE affecting the land in this title by virtue of a Deed dated 19 February 1822 made between (1) The Lord Bishop of Winchester (2) The Right Honorable Sylvester Lord Glenbervie and The Right Honorable William Lord Radstock (3) Thomas Southwood and (4) William Kinglake in respect of a claim to mines and minerals and rights excepted and reserved by virtue of the provisions of the Land Tax Redemption Act 1802. |
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NOTE: Copy deed filed under ST303986

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|---|------------|---|
| 6 | 2013-09-19 | BENEFICIARY: Church Commissioners for England of Church House, Great Smith Street, London SW1P 3AZ. |
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