



## Title register for:

**The Allerford Inn, Norton Fitzwarren, Taunton (TA4 1AL) (Freehold)**

**Title number: ST212945**

Accessed on 16 February 2023 at 10:58:05

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**This is not an official copy. It does not take into account if there's a pending application with HM Land Registry. If you need to prove property ownership, for example, for a court case, you'll need to order an official copy of the register.**

## Register summary

<b>Title number</b>	ST212945
<b>Registered owners</b>	Signature Land Limited Windmill View, Middle Stoughton, Wedmore BS28 4PT
<b>Last sold for</b>	£80,000 on 28 February 2014

## A: Property Register

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

<b>Entry number</b>	<b>Entry date</b>	
1	1990-04-12	SOMERSET : SOMERSET WEST AND TAUNTON  The Freehold land shown edged with red on the plan of the above Title filed at the Registry and

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being The Allerford Inn, Norton Fitzwarren, Taunton (TA4 1AL).

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2	1990-04-12	The land has the benefit of the rights granted by a Deed dated 7 February 1968 made between (1) Dora Beatrice Gregory (2) Gwendoline May Leigh Bakewell and (3) Courage Barclay & Simonds Limited.
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NOTE: Copy filed ST66893.

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3	2003-01-13	The land has the benefit of the following rights granted by but is subject to the following rights reserved by a Transfer of the land in this title dated 25 November 2002 made between (1) Lee Lawrence Morgan and Janet Margaret Amos (Transferor) and (2) Punch Pub Company (Fradley) Limited:-
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"Definitions

13.1 "Retained Land" means the land shown on the attached plan edged green

13.2 "Rights granted for the benefit of the Property" means a right to run water through the existing water pipe under the Retained Land together also with a right of access onto the Retained Land on reasonable notice (except in emergency) for the purpose of inspection relaying and repairing the said water pipe making good all damage caused to the Retained Land the subject to the right for the Transferor to make a connection to the said water pipe on the Retained Land and to take a taken and reimbursing from time to time the Transferees and their successors in title to the property the cost where of to be calculated in accordance with the local water authority's cost of water from time to time

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#### 14. Rights reserved for the benefit of other land

A right of way at all times and for all purposes (excluding permanent residential use) 5 metres in width across the property on approximate rout(sic) of which is shown coloured brown on the attached plan for the benefit of the Retained Land"

NOTE: Copy plan filed.

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4	2003-01-13	The Transfer dated 25 November 2002 referred to above contains the following provision:-  "Agreements and Declarations  It is agreed that the Transferee and its successors in title shall not obtain any rights of light or air or otherwise which may prevent the Transferor or their successors in title to the Retained Land building upon or developing the Retained Land or any part thereof for any purpose."
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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	2014-03-21	PROPRIETOR: SIGNATURE LAND LIMITED (Co. Regn. No. 05972980) of Windmill View, Middle Stoughton, Wedmore BS28 4PT.
2	2014-03-21	The price stated to have been paid on 28 February 2014 was £80,000.
3	2014-03-21	A Transfer of the land in this title and other land

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dated 3 November 2003 made between (1) Punch Pub Company (Fradley) Limited (Transferor) and (2) Punch Pub Company (PTL) Limited (Transferee) contains purchaser's personal covenant(s) details of which are set out in the schedule of personal covenants hereto.

The Transfer to the present proprietor contains a covenant to observe and perform the aforesaid covenant(s) and of indemnity in respect thereof.

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4	2014-03-21	A Transfer of the land in this title dated 28 February 2014 made between (1) Spirit Pub Company (Leased) Limited and (2) Signature Land Limited contains personal covenants.
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NOTE:-Copy filed

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5	2015-10-29	RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 1 October 2015 in favour of Lloyds Bank PLC referred to in the Charges Register.
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6		The following are details of the personal covenants contained in the Transfer dated 3 November 2003 referred to in the Proprietorship Register:-
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"The Transferee covenants with and undertakes to the Transferor that the Transferee and its successors in title will at all times:

(a) observe and perform the Incumbrances insofar as the same affect the relevant Property and are subsisting and capable of being enforced;

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(b) observe and perform the covenants, obligations and agreements binding on the Transferor contained in the Occupational Leases;

and indemnify the Transferor against all actions, proceedings, costs, claims, demands and liabilities in respect of any future breach or non observance or non performance of them or any of them.

In this transfer, except where the context otherwise requires, the following words and expressions have the following meanings:

"the Incumbrances" means in respect of a Property, the matters subject to which it is transferred;

"Occupational Lease" means the leases, tenancy agreements, licences and other rights of possession granted by the Transferor or its predecessors in title (if any) in respect of a Property;"

## 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	2015-05-26	The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto. The leases grant and reserve easements as therein mentioned.
2	2015-10-29	REGISTERED CHARGE dated 1 October 2015 affecting also title ST66893.

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3	2015-10-29	Proprietor: LLOYDS BANK PLC (Co. Regn. No. 2065) Dept. No. 9845 of Pendeford Securities Centre, Pendeford Business Park, Wobaston Road, Wolverhampton WV9 5HZ.
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4		Registration Date : 26.05.2015 Property Description : The Allerford Inn  Date of Lease : 14.05.2015 Term : 15 years beginning on and including 11.5.2015 and ending on and including 10.5.2030 Lessee's Title : ST320696
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