



Title register for:

land lying to the east of Silk Mills Road, Taunton (Freehold)

Title number: ST271020

Accessed on 01 March 2023 at 17:58:36

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Register summary

Title number	ST271020
Registered owners	Justin Percy William Nichols Maltravers House, Petters Way, Yeovil BA20 1SH Compass Tractors Limited, Market Way, North Petherton, Bridgwater TA6 6DF Richard Alan John Parris Maltravers House, Petters Way, Yeovil BA20 1SH Compass Tractors Limited, Market Way, North Petherton, Bridgwater TA6 6DF
Last sold for	£150,000 on 18 January 2008

A: Property Register

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

Entry number	Entry date
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1		<p>SOMERSET : SOMERSET WEST AND TAUNTON</p> <p>The Freehold land shown edged with red on the plan of the above title filed at the Registry and being land lying to the east of Silk Mills Road, Taunton.</p>
2	1988-10-21	<p>By a Conveyance dated 4 January 1977 made between (1) Stanley John Hebditch (Vendor) and (2) David John Shute (Purchaser) the land in this title together with other land was conveyed subject as follows:-</p> <p>"to the right of the Bishops of Winchester and his successors in title to all mines and minerals seams or veins of coal metal and other profits of a like nature upon under or within or to be derived from the said property with all proper and necessary powers for opening and working the same."</p>
3	2006-03-02	<p>The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land tinted blue on the title plan dated 20 January 2006 made between (1) Leo Boris Pearce Jakins and Audrey Mary Jakins and (2) Somerset County Council.</p> <p>NOTE:-Copy filed under ST243852.</p>
4	2008-09-04	<p>The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 18 January 2008 referred to in the Charges Register.</p>
5	2008-09-04	<p>The Transfer dated 18 January 2008 referred to in the Charges Register contains provisions as to light and air and boundary structures and a provision excluding the operation of section 62 of the Law of</p>

Property Act 1925 as therein mentioned.

6	2023-02-27	From 1 April 2023, this title is administered by Somerset Council
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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	
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1	2018-05-29	PROPRIETOR: JUSTIN PERCY WILLIAM NICHOLS and RICHARD ALAN JOHN PARRIS the Trustees of the Compass Tractors Retirement Benefits Scheme care of Old Mill Accountancy LLP, Maltravers House, Petters Way, Yeovil BA20 1SH and of Compass Tractors Limited, Market Way, North Petherton, Bridgwater TA6 6DF.
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2	2008-09-04	The price stated to have been paid on 18 January 2008 was £150,000.
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3	2008-09-04	RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.
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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	1988-10-21	The part of the land affected thereby is subject to the rights granted by a Deed of Grant dated 3 April 1940 made between (1) Gilbert Cameron Govier and (2) Central Electricity Board. The Deed also contains restrictive covenants.
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NOTE: Copy filed under ST58935.

2	1988-10-21	The part of the land affected thereby is subject to the following rights granted by a Deed dated 12 September 1940 made between (1) Gilbert Cameron Govier (the landowner) and (2) The Great Western Railway Company (the Company) :-
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"The Landowner as Beneficial Owner hereby grants unto the Company Full and Free right and liberty for the Company their successors and assigns to construct maintain use and renew upon and over the land of the Landowner situate in the Parish of Staplegrove in the County of Somerset six telegraph pole stays and three cattle guards of eight wires each in the respective positions indicated in red on the plan hereunto annexed Together with the right for the Company at all times to enter upon the land of the Landowner for the purposes aforesaid but so that the Company shall make good any damage occasioned to the said lands of the Landowner in the exercise of such rights TO HOLD the said premises unto the Company their successors and assigns for ever."

NOTE: Copy plan filed under ST58935.

3	1988-10-21	The part of the land affected thereby is subject to the rights granted by a Deed dated 6 October 1965 made between (1) Stanley John Hebditch and (2) Ruth Eleanor Willmott and (3) Michael George Wills Owen and Patricia Averine Owen.
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NOTE: Copy filed under ST8397.

4	1988-10-21	<p>The part of the land affected thereby is subject to the rights granted by a Deed dated 6 September 1978 made between (1) David John Shute and (2) British Gas Corporation. The said Deed also contains restrictive covenants.</p> <p>NOTE: Copy filed under ST58935.</p>
5	1995-03-17	<p>The land is subject to the rights granted by a Deed dated 7 March 1995 made between (1) Leo Boris Pearce Jakins and Audrey Mary Jakins and (2) South Western Electricity PLC.</p> <p>The said Deed also contains restrictive covenants by the grantor.</p> <p>NOTE: Copy filed under ST58935.</p>
6	2008-09-04	<p>A Transfer dated 18 January 2008 made between (1) Richard Alan John Parris and (2) Richard Alan John Parris and Hornbuckle Mitchell Trustees Limited contains restrictive covenants.</p> <p>NOTE: Copy filed.</p>
7	2009-05-28	<p>UNILATERAL NOTICE in respect of an Option Agreement dated 15 May 2009 made between (1) Richard Parris (2) Richard Alan John Parris and Hornbuckle Mitchell Trustees Limited and (3) Summerfield Developments (SW) Limited.</p>
8	2009-05-28	<p>BENEFICIARY: Summerfield Developments (SW) Limited of Tauntfield, South Road, Taunton, Somerset TA1 3ND and care of Porter Dodson, The Quad, Blackbrook Park Avenue, Taunton, Somerset TA1 2PX (Ref: BKW/71900002/817).</p>
9	2016-09-22	<p>By an Agreement dated 16 September 2016 made between (1) Richard Alan John Parris and Hornbuckle Mitchell Trustees Limited and (2)</p>

Somerset County Council a small piece of land in this title was dedicated to the public as therein mentioned.

NOTE: Copy filed under ST58935.