



Title register for:

Longaller Farm, Longaller (TA4 1AD) (Freehold)

Title number: ST260047

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Register summary

Title number	ST260047
Registered owners	Timothy Richard Venn Newley Farm, Upcott, Bishops Hull, Taunton TA4 1AQ
Value stated	£1,400,000 on 09 November 2018

A: Property Register

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

Entry number	Entry date	
1	2007-10-23	SOMERSET : SOMERSET WEST AND TAUNTON The Freehold land shown edged with red on the plan of the above title filed at the Registry and

being Longaller Farm, Longaller (TA4 1AD).

2	2007-10-23	The land has the benefit of the rights granted by but is subject to the rights reserved by a Conveyance of the land in this title and other land dated 8 April 1982 made between (1) Richard Henry Kennedy (2) Norman Gregory and Richard Henry Kennedy (3) Dennis Job Venn, Joyce Mary Venn, William John Venn and Jonathan George Venn and (4) Dennis Job Venn, Joyce Mary Venn, William John Venn and Timothy Richard Venn.
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NOTE: Copy filed.

3	2007-10-23	The land has the benefit of the rights reserved by but is subject to the rights granted by a Conveyance of the land edged blue on the title plan and other land dated 31 October 1988 made between (1) Dennis Job Venn, Joyce Mary Venn, William John Venn and Timothy Richard Venn and (2) Eric Clifford Breeze.
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NOTE: Copy filed under ST62130.

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	2018-11-09	PROPRIETOR: TIMOTHY RICHARD VENN of Newley Farm, Upcott, Bishops Hull, Taunton TA4 1AQ.
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2	2018-09-12	RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or
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		by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by the proprietor for the time being of the estate registered under title number ST347277 or their conveyancer that the provisions of paragraph 5 of Schedule 2 of the Deed of Easement dated 5 September 2018 referred to in the Charges Register have been complied with.
3	2018-11-09	The value stated as at 9 November 2018 was £1,400,000.
4	2018-11-09	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.
5	2018-11-09	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 29 October 2018 in favour of HSBC UK Bank PLC referred to in the Charges Register.

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	2007-10-23	<p>The land is subject to the rights granted by a Deed dated 13 May 1963 made between (1) Dora Beatrice Gregory (2) George Wilfred White and (3) The South Western Electricity Board.</p> <p>The said Deed also contains restrictive covenants</p>
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by the grantor.

NOTE: Copy filed.

2	2007-10-23	<p>The land is subject to the rights granted by a Deed dated 26 April 1963 made between (1) Dora Beatrice Gregory (2) Gertrude Honor Barber (3) George Wilfred White and (4) Central Electricity Generating Board.</p> <p>The said Deed also contains restrictive covenants by the grantor.</p> <p>NOTE: Copy filed.</p>
3	2007-10-23	<p>The land is subject to the rights granted by a Deed dated 4 April 1967 made between (1) Dora Beatrice Gregory (2) Gertrude Honor Barber (3) Gwendoline May Leigh Bakewell and (4) The South Western Electricity Board.</p> <p>The said Deed also contains restrictive covenants by the grantor.</p> <p>NOTE 1: The plan referred to was not supplied with the deed on First Registration.</p> <p>NOTE 2:-Copy filed.</p>
4	2007-10-23	<p>The land is subject to 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.</p> <p>NOTE: Copy filed.</p>
5	2007-10-23	<p>The land is subject to the rights granted by a Deed dated 11 January 1974 made between (1) Dora Beatrice Gregory (2) Rose Marjory Jenkins and (3)</p>

Central Electricity Generating Board.

The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed.

6 2007-10-23 The land is subject to the rights granted by a Deed dated 1 March 1988 made between (1) Dennis Job Venn, Joyce Mary Venn, William John Venn and Timothy Richard Venn (2) TSB England & Wales PLC and (3) British Gas PLC.

The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed.

7 2007-10-23 The land is subject to the rights granted by a Deed dated 3 July 1995 made between (1) Dennis Job Venn, Joyce Mary Venn, William John Venn and Timothy Richard Venn and (2) South Western Electricity PLC.

The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed.

8 2007-10-23 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.

The said Deed also contains obligations on the part of the grantor.

NOTE: Copy filed under ST96372.

9	2007-10-23	<p>The land is subject to the rights granted by a Deed dated 17 March 2003 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.</p> <p>The said Deed also contains restrictive covenants by the grantor.</p> <p>NOTE: Copy filed.</p>
10	2007-10-23	<p>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.</p> <p>The said Deed also contains grantors obligations.</p> <p>NOTE: Copy filed under ST96372.</p>
11	2013-09-19	<p>UNILATERAL NOTICE affecting the land tinted pink on the title plan 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.</p> <p>NOTE: Copy deed filed under ST303986.</p>
12	2013-09-19	<p>BENEFICIARY: Church Commissioners for England of Church House, Great Smith Street, London SW1P 3AZ.</p>
13	2018-09-12	<p>The parts of the land affected thereby are subject for the term of years beginning on 5 September 2018 and ending on 4 September 2038 to the</p>

rights granted by deed dated 5 September 2018 made between (1) Joyce Mary Venn and others and (2) Hele Manor Limited.

The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed.

14	2018-09-12	Option to enter into a further Deed of Easement in favour of Hele Manor Limited contained in a Deed dated 5 September 2018 made between (1) Joyce Mary Venn and others and (2) Hele Manor Limited referred to above.
15	2018-10-23	<p>The land is subject to the rights granted by a Deed of Grant dated 23 October 2018 made between (1) Joyce Mary Venn, William John Venn and Timothy Richard Venn and (2) Wales & West Utilities Limited.</p> <p>The said Deed also contains restrictive covenants by the grantor.</p> <p>NOTE: Copy filed.</p>
16	2018-11-09	REGISTERED CHARGE dated 29 October 2018.
17	2018-11-09	Proprietor: HSBC UK BANK PLC (Co. Regn. No. 9928412) of Customer Service Centre, BX8 5HB.