

Title Number : WT61865

This title is dealt with by HM Land Registry, Weymouth Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 13 APR 2018 at 12:48:23 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: WT61865
Address of Property	: 93 to 109 (odd numbers) Sandgate, Stratton St Margaret, Swindon
Price Stated	: Not Available
Registered Owner(s)	: BATH GROUND RENT ESTATE LIMITED (Co. Regn. No. 02879139) of 30-32 Westgate Buildings, Bath, BA1 1EF.
Lender(s)	: C H BEAZER (HOLDINGS) PLC

## Title number WT61865

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 13 APR 2018 at 12:48:23. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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### A: Property Register

This register describes the land and estate comprised in the title.

SWINDON

- 1 (27.03.1980) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 93 to 109 (odd numbers) Sandgate, Stratton St Margaret, Swindon.
- 2 The mines and minerals are excepted.
- 3 The land has the benefit of the following rights granted by a Conveyance of the land in this title and other land dated 27 September 1979 made between (1) C S C Residential Developments Limited (Vendor) and (2) C H Beazer (Construction) Limited (Purchaser):-

"TOGETHER ALSO for the benefit of the land hereby conveyed and also for the benefit of the adjoining land edged red and blue on the plan attached hereto which said land edged red and blue is being conveyed to the Purchaser by a contemporaneous Conveyance of even date herewith made between John Francis Short and Pamela Short of the one part and the Purchaser of the other part until the same shall have been adopted by the Highway Authority with full right and liberty for the Purchaser and its successors in title and all persons authorised by it or them with or without vehicles to pass and repass over the estate roads and footpaths constructed or to be constructed within the next eighty years on the adjoining land belonging to the Vendor and for the purposes of identification only but not by way of limitation shown coloured brown on the plan annexed hereto to the point of connection with the main public road PROVIDED ALWAYS that the Purchaser shall make good any damage done in the exercise of such right AND TOGETHER ALSO for the benefit of the land hereby conveyed and also for the benefit of the said adjoining land edged red and blue on the plan attached hereto full right and liberty for the Purchaser and its successors in title to lay maintain construct repair and renew all necessary sewers drains watercourses wires cables pipes and other services across the Vendors adjoining land in connection with the Purchaser's development of the land hereby conveyed and the said adjoining land edged red and blue on the plan attached hereto with full right to enter upon the Vendors adjoining land to connect up to and to use all sewers drains watercourses wires cables pipes and other services laid or within the next eighty years to be laid through under or over the Vendors adjoining land to the point of connection with the public mains the Purchaser making good all damage done in the exercise of such rights TOGETHER ALSO with full and free right of way for the benefit of the owners and occupiers of the land edged green and edged brown only on the plan attached hereto with or without vehicles over the strip of land hatched yellow on the said plan attached hereto at all times and for all purposes subject to the Purchaser during the course of the development of the land edged brown and green on the plan attached hereto keeping the same free and unobstructed and in a reasonable state of repair to the satisfaction of a Surveyor to be jointly approved by the Solicitors acting for the Vendor and the Purchaser and thereafter to contribute a fair proportion according to user of the cost of maintaining the same."

NOTE: The land edged red and blue referred to lies to the east of the land in this title. The land coloured brown referred to is tinted brown on the filed plan. The land edged green and brown is tinted yellow and tinted mauve respectively on the filed plan and the land hatched yellow is hatched blue on the filed plan.

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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.

### Title absolute

- 1 (15.03.1994) PROPRIETOR: BATH GROUND RENT ESTATE LIMITED (Co. Regn. No. 02879139) of 30-32 Westgate Buildings, Bath, BA1 1EF.
- 2 (15.03.1994) The Transfer to the proprietor contains covenants in respect of the Charge dated 5 September 1984 referred to in the Charges Register.

## C: Charges Register

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

- 1 The land is subject to rights of drainage and rights in respect of water, gas and electricity supply services.
- 2 Lease dated 21 October 1982 to Sandgate Flats (Swindon) Management Company for 999 years and one day from 24 June 1980 at the rent of £225.

NOTE: Lessee's title registered under WT39672.

- 3 (03.12.1986) REGISTERED CHARGE dated 5 September 1984 affecting also other titles to secure the moneys therein mentioned.

NOTE 1: Original Charge and copy Agreement dated 19 August 1983 issued in a separate cover and should be lodged at Land Registry on any dealing with the Charge

NOTE 2: Copy charge filed under AV11059.

- 4 (03.12.1986) Proprietor: C H BEAZER (HOLDINGS) PLC of 2 Midland Bridge Road, Bath, Avon.

End of register