



Official copy of register of title

Title number CU53600

Edition date 13.10.2006

- This official copy shows the entries on the register of title on 19 May 2008 at 14:11:15.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 19 May 2008.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide 1-A *guide to the information we keep and how you can obtain it*.
- This title is dealt with by Land Registry Durham Office.

A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

CUMBRIA : COPELAND

- 1 (26.06.1989) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 1 Tomlin House, St Bees.
- 2 The land has the benefit of the following rights granted by a Assignment thereof dated 15 April 1965 made between (1) Benjamin Douglas Plummer Arthur Norman Dudding Horace Wills Mawson and Ronald Farquharson (Vendors) and (2) Anthony Johnson and Mary Johnson (Purchasers):-

"TOGETHER with a right of way for the purchasers and their successors in title the owners or occupiers for the time being of the property first and secondly above described and all persons authorised by them to pass and repass over and along the roadway coloured green on the said plan at all times of the day and night with or without horses carts and motor vehicles."

NOTE: The roadway coloured green referred to leads from the south-western most boundary of the land in this title to Beach Road.

- 3 The Assignment dated 15 April 1965 referred to above contains the following provision:-

"IT IS HEREBY AGREED AND DECLARED between the parties that:

(a) the walls pillars and fences separating the said property from the adjoining property of the vendors shall be party walls and fences in accordance with section 38 of the Law of Property Act 1925 to be maintained and repaired at the joint expense of the vendors and the purchasers and

(b) the chimney stacks gutters spouts drains and other things hitherto used by the vendors as owners of the said property and of the said

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A: Property Register continued

adjoining property shall be party structures to be maintained and repaired at the joint expense of the vendors and the purchasers."

- 4 Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date : Date shown on deed incomplete

Term : unknown

Parties : (1) The Wardens and Governors of St Bees School
(2) unknown

NOTE: No date was shown in the Deed

- 5 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

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 (26.06.1989) PROPRIETOR: DAVID GLYNE WHITEHEAD and IRENE MARY WHITEHEAD of 1 Tomlin House, Beach Road, St. Bees, Cumbria.

End of register

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from Land Registry.

This official copy is issued on 19 May 2008 shows the state of this title plan on 19 May 2008 at 14:11:15. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - *Title Plans and Boundaries*.

This title is dealt with by the Land Registry, Durham Office .

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