



# Official copy of register of title

Title number CU195353

Edition date 30.07.2020

- This official copy shows the entries on the register of title on 10 Jan 2021 at 08:15:00.
- 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 10 Jan 2021.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry Durham Office.

## A: Property Register

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

CUMBRIA : COPELAND

- 1 (08.03.2004) The land shown edged with red on the plan of the above title filed at the Registry and being land at Fleatham Farm, High House Road, St Bees.
- 2 (08.03.2004) The title deeds produced on first registration described the land as being part freehold and part leasehold. It is not possible to distinguish, from the information contained in the deeds, the freehold part from the leasehold part. That part of the land in this title (if any) which is leasehold is held for the residue of a term of one thousand years from a date unknown. Neither the original lease nor a certified copy or examined abstract was produced on first registration. No further particulars of the lease or of its terms are known. The part of the land in this title (if any) which is included in the lease is, therefore, registered with good leasehold title only and any estate, right or interest affecting or in derogation of the title of the lessor to grant the lease is excepted from registration. All estates, rights, interests, powers and remedies arising upon, or by reason of, any dealings made in breach of any prohibition or restriction against dealings therewith inter vivos contained in the lease are also excepted from registration.
- 3 (08.03.2004) Notice entered in pursuance of rule 254 of the Land Registration Rules 1925 on 8 March 2004 that the registered proprietor claims that the land has the benefit of a right of way with or without vehicles over the land hatched brown on the title plan. The claim is supported by statutory declaration.  
*NOTE: Copy statutory declaration filed.*
- 4 (24.10.2007) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 5 (15.02.2008) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.
- 6 (15.02.2008) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and numbered CU235270 in green on the title plan dated 28 January 2008 made between (1) James Studholme Wrigley and others and (2) Yew Tree (Cumbria) Limited.

## A: Property Register continued

*NOTE: Copy filed under CU235370.*

## 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 (30.07.2020) PROPRIETOR: DAVID CHARLES WRIGLEY of Glenblue, Forgandenny Road, Bridge Of Earn, Perth PH2 9EZ and ROBERT JOHN WRIGLEY of Apartment 309, 18 Leftbank, Manchester M3 3AJ.
- 2 (08.03.2004) The price stated to have been paid on 12 February 2004 was £195,000.
- 3 (08.03.2004) 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.
- 4 (24.10.2007) The Transfer dated 18 October 2007 referred to in the Charges Register contains transferors personal covenants.
- 5 (30.07.2020) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by James Studholme Wrigley of High House Farm, St Bees, Cumbria CA27 0BZ or his personal representatives or their conveyancer.
- 6 (30.07.2020) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by Ian Wrigley of The Barn, High House Road, St Bees, Cumbria CA27 0BZ or his personal representatives or their conveyancer.
- 7 (30.07.2020) 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.

## C: Charges Register

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

- 1 (24.10.2007) The land is subject to the rights granted by a Transfer of the land edged and numbered CU232544 in green on the title plan dated 18 October 2007 made between (1) James Studholme Wrigley and others and (2) Donna McMullen.

*NOTE: Copy filed under CU232544.*

- 2 (20.03.2008) The land is subject to the rights granted by a Transfer of the land edged and numbered CU236080 in green on the title plan dated 29 February 2008 made between (1) James Studholme Wrigley and others and (2) Robert John Wrigley and Tracey Ann Kennett.

*NOTE: Copy filed under CU236080.*

- 3 (16.06.2010) The land is subject to the rights granted by a Deed dated 11 June 2010 made between (1) James Studholme Wrigley and others and (2) Northern Gas Networks Limited.

The said Deed also contains restrictive covenants by the grantor.

*NOTE: Copy filed.*

- 4 (15.12.2010) The land is subject to the rights granted by a Deed of Grant dated 16 December 2010 made between (1) James Studmore Wrigley and others (Grantor) and (2) Electricity North West Limited (Grantee).

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## C: Charges Register continued

The said Deed also contains restrictive covenants by the grantor.

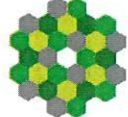
*NOTE: Copy filed.*

- 5 (14.06.2016) The land is subject to any rights that are granted by a Transfer dated 10 June 2016 made between (1) James Studholme Wrigley and others and (2) David Charles Wrigley and affect the registered land.

*NOTE: Copy filed under CU295801.*

End of register

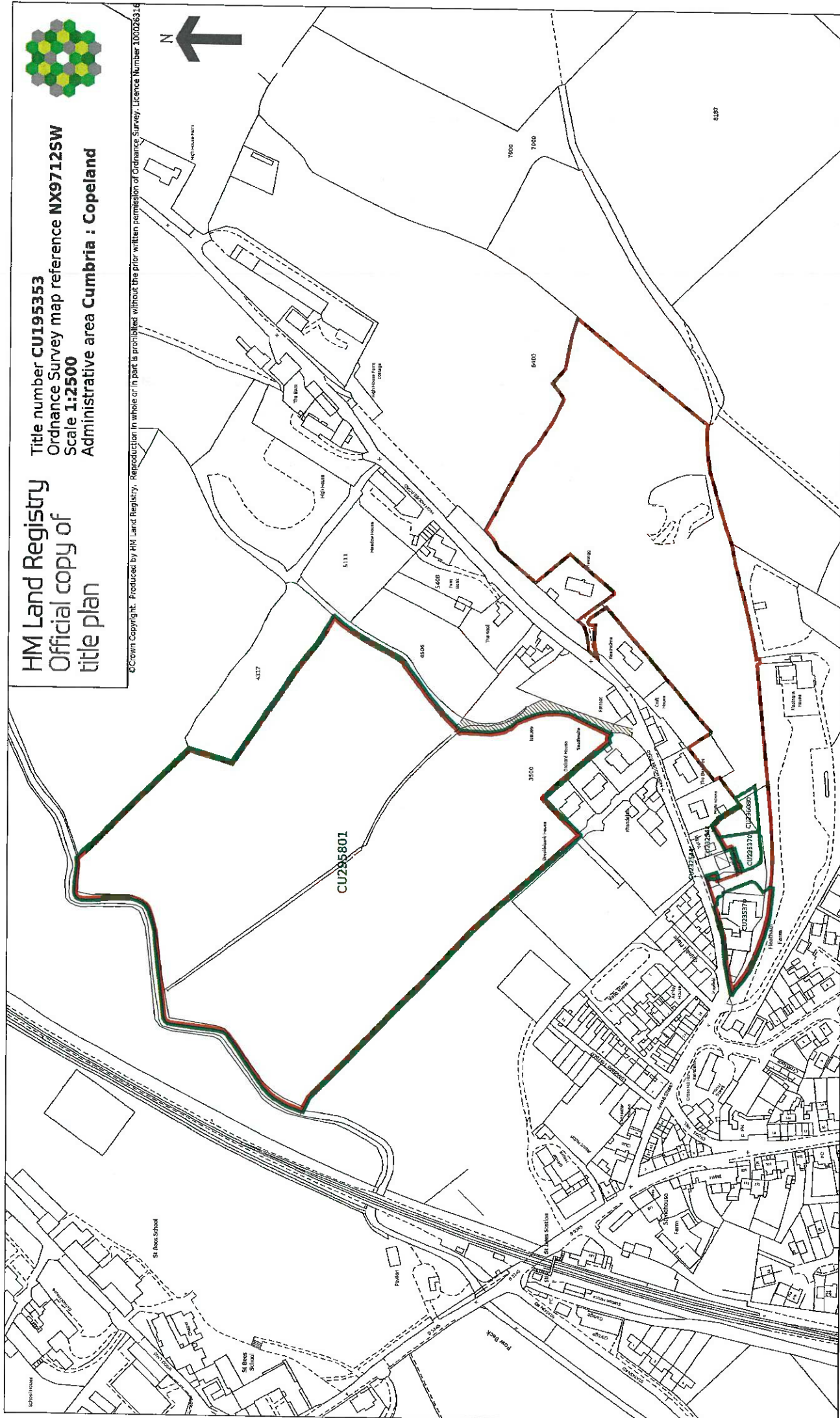




HM Land Registry  
Official copy of  
title plan

Title number **CU195353**  
Ordnance Survey map reference **NX9712SW**  
Scale **1:2500**  
Administrative area **Cumbria : Copeland**

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**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 HM Land Registry.

This official copy is issued on 31 August 2022 shows the state of this title plan on 31 August 2022 at 10:35:50. 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. This title is dealt with by the HM Land Registry, Durham Office .