

EPITOME OF TITLE

2022

Relating to freehold/leasehold property known as

Woodside Portway Burghill Hereford HR4 8NQ

| Date | Document Number | Document Details | Parties | Photocopy or Abstract | Is original document to be handed over |
|------------|-----------------|--------------------------------------|---|-----------------------|--|
| 17/11/1972 | 1 | Land Charges Act Search | No. K1853481 | copy | yes |
| 08/12/1972 | 2 | Statutory Declaration | by Cyril Edwin Hillier | copy | yes |
| 08/12/1972 | 3 | Conveyance | Cyril Edwin Hillier (1) Brian Roy Michael Pritchett (2) | copy | yes |
| 22/01/1973 | 4 | Legal Charge (vacated 17/12/2007) | Brian Roy Michael Pritchett (1) Lloyds Bank Limited (2) | copy | yes |
| 23/01/1973 | 5 | Land Charges Act Search | No. A126699 | copy | yes |
| 25/11/2021 | 6 | Grant of Probate | Brian Roy Michael Pritchett deceased | copy | no - cert copy |
| 03/08/2022 | 7 | Index Map Search | No. 83/R30JANB | copy | yes |

| Date | Document Number | Document Details | Parties | Photocopy or Abstract | Is original document to be handed over |
|------------|-----------------|--|---|-----------------------|--|
| 04/08/2022 | 8 | Land Charges Act Search For Information Purposes | No. 02831217D | copy | yes |
| 25/08/1953 | 9 | Conveyance | Sarah Ellen Tuck (1) Annie Esther Roper (2) Cyril Edwin Hillier (3) | copy | yes |

Affix fee stamp
on Duplicate within

LAND CHARGES ACT, 1925
Law of Property (Amendment) Act, 1926

APPLICATION FOR AN OFFICIAL SEARCH

We hereby apply for an Official Search to be made in the **Alphabetical Index** to the **Registers** kept under the above Acts for any subsisting entries therein under the undermentioned names, affecting land in the county of HEREFORD (*formerly*)
parish of BURGHILL , place or district of PORTWAY
(*formerly*)
known as Woodside being Part O.S. 123 for the said Parish of Burghill
(*formerly known as*)
(*formerly plot No.* : *Estate*)

If there has been any change in the description of the land, the former description should be given. In particular, if the land formerly formed part of a larger estate a description of that estate is needed. Failure to supply a former description can lead to entries not being recognised as affecting the land.

Note: Plans are not required to accompany this application.

We have paid the fee of 1.50 and request that the result of the search be Posted

†N.B.—Insert "posted", "telegraphed" or "telephoned" as required. Telegrams and telephone messages can only be sent after 2 p.m. and on payment of a minimum extra fee of 45p and 30p respectively.

| Surname (in block letters) | Christian names (in block letters) |
|--|------------------------------------|
| <div style="font-size: 2em; margin-bottom: 5px;">✓</div> H I L L I E R | CYRIL EDWIN |

If search is required against more than eight names, please use an additional form.

Signature of solicitor or applicant J.A. Matthews Date 15th November, 1972
Solicitor's reference RCS/P Telephone No. Hereford 2102

The prescribed adhesive Land Registry fee stamp which may be purchased at Head Post Offices having been affixed to the duplicate, this form should be sent by prepaid post addressed to The Superintendent, Land Charges Registry, Kidbrooke, London SE3 9PN.

NO COVERING LETTER REQUIRED

NAME AND ADDRESS IN BLOCK LETTERS TO WHICH
CERTIFICATE IS TO BE SENT

OFFICIAL CERTIFICATE No.

K1853481

It is hereby certified that the Official Search applied for has been made up to the closing of the Office on the date given on the Official Stamp below

The Result is as follows:

| Names and addresses | Nature of registration | Date and reference number of registration | Situation of land | | Short description of land in Index (if any) |
|---------------------|------------------------|---|-------------------|-----------------------------|---|
| | | | County | Parish or Place or District | |
| | | | | | |

WARNING

This certificate refers to the description of the land, if any, given in the Alphabetical Index. Alterations of description subsequent to the date of registration cannot be made in the register and may not have been made in the Alphabetical Index.

NOTES

- Neither the Act nor the Rules require particular parcels of land to be entered in the Alphabetical Index. For the convenience of searchers, however, short descriptions of particular parcels are entered in the Index where practicable. This is not practicable in all cases. A certificate of the result of an official search may, consequently contain (in addition to entries affecting the parcel of land specified in the application therefor) entries in the Index where no particular parcel of land is given therein. Such entries may or may not affect the land in which the searcher is interested. Having obtained notice of them, a purchaser is, however, in a position to call on his vendor to satisfy him that they do not affect the land he is purchasing, or have them dealt with as provided by S.43 of the Law of Property Act, 1925. It is also open to him to apply on Form LC 14 for an office copy of the entry in the register. The fee for an Office Copy entry is 15p.
 - Certificates of official search are normally posted on the day of the receipt of the application therefor if received before 10 a.m. Under Rule 1 (8) of the Land Charges Rules, 1926, the certificate extends to registration effected during the day of the date of the certificate, and may be issued only after the Office is closed for registrations on that date.
 - S. 4 (2) of the Law of Property (Amendment) Act, 1926, as varied by Rule 1 (2) Land Charges Rules, 1940, provides that where a purchaser has obtained an official certificate of the result of search, any entry which is made in the register after the date of the certificate and before the completion of the purchase, and is not made pursuant to a priority notice entered on the register before the certificate is issued, shall not, if the purchase is completed before the expiration of the fourteenth day after the date of the certificate, affect the purchaser.
- S. 4 (3) of the Law of Property (Amendment) Act, 1926, provides that in reckoning the number of days under this section, the days when the Office is not open to the public shall be excluded.

Contents of Official Certificate

Normal time for issuing Certificates of Official Searches

Protection for 14 days

DATED

8th December 1972

STATUTORY DECLARATION

- by -

MR. C. E. HILLIER

relating to occupation and user of a
bungalow known as Woodside Portway
Burghill in the County of Hereford.

I. CYRIL EDWIN HILLIER of Woodside Portway Burghill in the County of Hereford Retired Police Sergeant do solemnly and sincerely declare as follows :

1. On the First day of July One thousand nine hundred and fifty three I obtained Detailed Planning Permission from Herefordshire County Council for the erection of a bungalow and garage on the easterly portion of Enclosure Numbered 123 on the Ordnance Survey Map for the Parish of Burghill in the County of Hereford That Permission was subject to certain conditions one of which reads "The dwellinghouse being occupied together with and for the benefit of the area of land shown on the deposited plan for the purposes of Agriculture, Horticulture or Forestry" The relative application and the deposited site plan indicated the whole of Ordnance Survey 123 together with Ordnance Survey Numbers 124 98 97 96 95 and 118

2. The owner of all the Ordnance Survey Numbers referred to in paragraph 1 hereof was Sarah Ellen Tuck (hereinafter called "Mrs Tuck") who resided at The Royal Oak Inn Portway Burghill aforesaid

3. By a Conveyance dated the Twenty fifth day of August One thousand nine hundred and fifty three I purchased from Mrs Tuck (who was my mother-in-law) the said easterly portion of the said Ordnance Survey Number 123 and proceeded to erect thereon the bungalow now known as Woodside Apart from the said piece of land so purchased I have never owned or rented any of the land referred to in paragraph 1 hereof nor have I ever been an employee of the owner thereof

4. From the date when the said bungalow was erected until her death on the Twenty eighth day of November One thousand nine hundred and fifty six I assisted Mrs Tuck in looking after stock on her land

5. Under the Will of Mrs Tuck John William Thomas (hereinafter called "Mr Thomas") became tenant for life of the land referred to in paragraph 1 hereof (less the portion I had bought from Mrs Tuck) and I continued to assist him in looking after the stock thereon until early in One thousand nine hundred and sixty three when Mr Thomas gave up all farming activities

6. On the First day of April One thousand nine hundred and sixty three Mr Thomas sold the grazing rights on the said land since which date I have had no connection with any farming, horticulture or forestry with or on the said land whatsoever

7. Since the erection of the said bungalow known as Woodside was erected in One thousand nine hundred and fifty three it has always been occupied by me and is still so occupied

8. Since the said First day of April One thousand nine hundred and sixty three the said bungalow has been occupied by me solely as a private residence with no connection whatsoever with agriculture, horticulture or forestry

9. No action has been taken or notice served by Herefordshire County Council alleging breach of the original Planning Conditions and I am advised that under The Town and Country Planning Act 1971 Section 87 the time for serving any enforcement notice has long since expired

AND I make this solemn declaration conscientiously believing the same to be true and by virtue of the Statutory Declarations Act 1835

DECLARED by the said Cyril Edwin)
Hillier at Hereford this 8th) *C. E. Hillier*
day of December 1972)

Before me,

C. R. B. Atby

A Commissioner for Oaths

PRODUCED BY FINANCE ACT. 1931

131272M 10462

LINLAND REVENUE

This Conveyance

is made the Eighth

day of December One thousand nine hundred and seventy two
BETWEEN CYRIL EDWIN HILLIER of "Woodside" Portway Burghill in
the County of Hereford Retired Police Sergeant (hereinafter called
"the Vendor") of the one part and BRIAN ROY MICHAEL PRITCHETT of
Hermitage Farm Canon Pyon in the said County (hereinafter called "the
Purchaser") of the other part WHEREAS the Vendor is seized
of the property hereinafter described and hereby conveyed for an
estate in fee simple in possession subject as hereinafter mentioned
but otherwise free from incumbrances and has agreed with the Purchaser
for the sale to him of the said property for a like estate at the price
of Twelve thousand five hundred pounds - - - - -

NOW THIS DEED WITNESSETH as follows:-

1. IN pursuance of the said agreement and in consideration of the
sum of TWELVE THOUSAND FIVE HUNDRED POUNDS paid by the Purchaser to
the Vendor (the receipt whereof the Vendor hereby acknowledges) the
Vendor as Beneficial Owner hereby conveys unto the Purchaser ALL
THAT piece or parcel of land situate on the westerly side of a
roadway leading from Hereford to Canon Pyon All which said piece or
parcel of land contains in area One thousand six hundred and twenty
nine square yards or thereabouts and forms part of Number 123 on the
Ordnance Survey Map for the Parish of Burghill in the County of
Hereford TOGETHER WITH the messuage or bungalow erected thereon or
on some part thereof and known as "Woodside" Portway Burghill aforesaid
All which said property is for the purpose of identification only
coloured pink upon the plan annexed to a Conveyance dated the Twenty
fifth day of August One thousand nine hundred and fifty three and made
between Sarah Ellen Tuck of the first part Annie Esther Roper of the
second part and the Vendor of the third part TO HOLD the same unto
the Purchaser in fee simple subject to the covenant on the part of the
Vendor contained in the said Conveyance dated the Twenty fifth day of
August One thousand nine hundred and fifty three so far as the same



SHAW & SONS LTD., SHAWAY HOUSE, WOOD, S.E.26.

is still subsisting and capable of taking effect and affects the property hereby conveyed - - - - -

2. WITH the object of affording to the Vendor a full and sufficient indemnity but not further or otherwise the Purchaser hereby covenants with the Vendor that he the Purchaser and the persons deriving title under him will henceforth observe and perform the covenant hereinbefore referred to and will indemnify the Vendor and his estate and effects against all costs claims demands and liability arising out of the future breach non-observance or non-performance thereof so far as aforesaid - - - - -

3. IT IS HEREBY CERTIFIED that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds Fifteen thousand pounds - - - - -

IN WITNESS whereof the parties hereto have hereunto set their hands and seals the day and year first before written - - - - -

SIGNED SEALED and DELIVERED by the said)
Cyril Edwin Hillier in the presence of:-)

C. E. Hillier

R. L. Lawry
Schuster
Hereford.

SIGNED SEALED and DELIVERED by the said)
Brian Roy Michael Pritchett in the)
presence of:-)

DATED

December 8.

1972

MR. C.E. HILLIER

-to-

MR. B.R.M. PRITCHETT

Conveyance

-of-

a messuage or dwellinghouse situate and known as
"Woodside" Portway Burghill in the County of
Hereford

T.A. Matthews & Co.,
Hereford.

Mortgage of Freeholds or Leaseholds to secure own liabilities.

MORTGAGE S3. (1972)

THE PROPERTY hereby charged:

*Delete as necessary.

The Freehold/~~Leasehold~~* property known as or being Woodside, Parkway,
Burgin, Herefordshire
comprised in the document(s) particulars of which are set out below:

Complete if title is not registered at time of Charge.

| Date | Description (Conveyance, Lease, Assignment, Assent, etc.) | Parties |
|---------|---|--|
| 8/12/72 | Conveyance | Cyril Edwin Hulier of the one part and Brian Roy Michael Pritchett of the other part |

Complete if title is registered at time of Charge.

| Land Certificate(s) Title No.(s) | County/County Borough/London Borough |
|----------------------------------|--------------------------------------|
| | |

This Legal Charge is made the 22nd day of January, 1973

Full name (in block letters), registered address (if altered "formerly of, etc.") and description of the proprietor of the land.

between BRIAN ROY MICHAEL PRITCHETT, Hermitage Farm, Canon Pyon, Hereford, Farmer.

Insert full postal address of Branch.

(hereinafter called "the Mortgagor") of the first part and LLOYDS BANK LIMITED

whose address for service is their Branch at 8 High Town,
Hereford.

(hereinafter called "the Bank") of the second part.

1. The Mortgagor covenants with the Bank to pay to the Bank on demand all money and liabilities whether certain or contingent which now are or at any time hereafter may be due owing or incurred by the Mortgagor to the Bank or for which the Mortgagor may be or become liable to it on any current or other account or in any manner whatever (whether alone or jointly with any other person and in whatever name style or firm and whether as principal or surety) together with interest to date of repayment commission banking charges law and other costs charges and expenses (such interest being computed both before and after any such demand according to the usual mode of the Bank with current accounts and notwithstanding that any account hereby secured may from any cause cease to be carried on as an ordinary banking account and so that interest shall be so payable as well after as before any judgment obtained hereunder).

2. (i) The Mortgagor as Beneficial Owner charges by way of legal mortgage the property specified above as a continuing security with the payment to the Bank of the principal money liabilities interest and other money hereby covenanted to be paid by the Mortgagor.
- (ii) In favour of a purchaser the principal money hereby secured shall be deemed to have become due on the day on which demand for payment thereof is made by the Bank and the statutory power of sale as hereby varied or extended shall be exercisable from and after that date which date (without prejudice to the equitable right to redeem) shall be the redemption date.

3. The powers and remedies conferred on mortgagees by the Law of Property Act 1925 shall apply to this security but without the restrictions on the exercise of the power of sale imposed by Section 103 of that Act.

4. The statutory powers and any other powers of leasing letting entering into agreements for leases or lettings and accepting surrenders of leases shall not be exercisable by the Mortgagor without the consent of the Bank signified in writing under the hand of a Controller of the Bank.

5. The restriction on the right of consolidating mortgage securities contained in Section 93 of the Law of Property Act 1925 shall not apply to this security.

6. The Mortgagor covenants with the Bank that the Mortgagor will keep the buildings on the mortgaged premises insured in an office or offices or with other insurers to be approved by the Bank against loss or damage by fire and such other risks and contingencies in their full value for the time being in the joint names of the Mortgagor and the Bank or with the interest of the Bank endorsed on the policy or policies or noted as the Bank may require and will deposit the relative policy or policies with the Bank and will duly pay all premiums and sums payable for this purpose and produce the receipts therefor to the Bank within seven days of their becoming payable failing which the Bank may at the expense of the Mortgagor effect or renew any such insurance as aforesaid as the Bank shall think fit and any sums paid by the Bank for this purpose shall be repayable by the Mortgagor to the Bank on demand with interest from the date of payment by the Bank at the current rate. All policies of insurance covering any of the buildings on the mortgaged premises against any such risks as aforesaid the Mortgagor will hold any sums received under such policies in trust for the Bank and will pay the same to the Bank on demand.

7. Nothing herein contained shall operate so as to merge or otherwise prejudice or affect any bill note guarantee mortgage or other security which the Bank may for the time being have for any money or liabilities due or incurred by the Mortgagor to the Bank or any right or remedy of the Bank thereunder.

8. Any Receiver appointed by the Bank may in the name or on behalf and at the cost of the Mortgagor let deal with or manage the mortgaged premises or any part thereof and carry out or complete thereon any works of building repair construction furnishing or equipment and for any such purpose may borrow from the Bank. Any sum so borrowed shall be treated as immediately owing by the Mortgagor to the Bank and shall be secured hereby. The Mortgagor irrevocably appoints each such Receiver to be his attorney for the above purposes and these powers shall be in addition to all powers given by statute to the Bank or to any such Receiver.

9. Any notice or demand hereunder shall be deemed to have been sufficiently given if sent by prepaid post letter to the address in the United Kingdom last known to the Bank or stated hereon of the person to whom or to whose personal representatives such notice or demand is given or, if the Mortgagor is a Company, to the address hereon or to the registered office of the Company, and shall be assumed to have reached the addressee in the course of post. In the case of the death of any person a party hereto and until receipt by the Bank of notice in writing of the grant of probate of the will or administration of the estate of the deceased, any notice or demand by the Bank sent by post as aforesaid addressed to the deceased or to his personal representatives at the address of the deceased in the United Kingdom last known to the Bank or stated hereon shall for all purposes be deemed a sufficient notice or demand by the Bank to the deceased and his personal representatives and shall be as effectual as if the deceased were still living.

10. The charge hereby created is in addition to any other security or securities now or hereafter held by the Bank.

11. The expressions "the Mortgagor" and "the Bank" where the context admits include their respective successors in title and/or assigns and if there are two or more persons parties of the first part all covenants herein contained or implied on the part of the Mortgagor shall be deemed to be joint and several covenants on their part.

SIGNED sealed and delivered by the said
Brian Roy Michael Pritchard
in the presence of *[Signature]*
LOYDS BANK LIMITED
8, HIGH TOWN,
HEREFORD.

A. Pritchard



SIGNED sealed and delivered by the said
in the presence of



SIGNED sealed and delivered by the said
in the presence of



SIGNED sealed and delivered by the said
in the presence of



Heagrod Branch.

Dated *Jan. 22nd* 1973

Date *17th SEPTEMBER 1973*

B R M Pritchett
TO

Lloyds Bank Limited.

MICHAEL PRITCHETT, THE WITHIN-NAMED MORTGAGOR

This receipt shall not operate as a transfer of the mortgage.

Mortgage

OF

Freeholds or Leaseholds to
secure own liabilities.

Given under the Common Seal of
Lloyds Bank Limited:

| |
|---|
| <p>SIGNED AS A DEED</p> <p>TRADG HILLS</p> <p>an authorised signatory for Lloyds TSB Bank plc</p> <p>in the presence of (signature of witness)</p> <p><i>[Signature]</i></p> <p>Per Pro Lloyds TSB Bank plc</p> <p><i>[Signature]</i></p> <p>Authorised Signatory</p> |
|---|

Authorised Signatory.

*Authorised
Counter Signatory.*

LAND CHARGES ACT, 1925

Law of Property (Amendment) Act, 1926

Affix fee stamp
on Duplicate within

APPLICATION FOR AN OFFICIAL SEARCH

We hereby apply for an Official Search to be made in the **Alphabetical Index** to the **Registers** kept under the above Acts for any subsisting entries therein under the undermentioned names, affecting land in the county of... HEREFORD.....(formerly.....)
 parish of.....BURGHILL....., place or district of.....
 (formerly.....)
 known as.....WOODSIDE.....
 (formerly known as.....)
 (formerly plot No.....).....Estate)

If there has been any change in the description of the land, the former description should be given. In particular, if the land formerly formed part of a larger estate a description of that estate is needed. Failure to supply a former description can lead to entries not being recognised as affecting the land.

Note: Plans are not required to accompany this application.

We have paid the fee of...1.5p...and request that the result of the search be...posted.....

†N.B.—Insert “posted”, “telegraphed” or “telephoned” as required. Telegrams and telephone messages can only be sent after 2 p.m. and on payment of a minimum extra fee of 45p and 30p respectively.

| Surname (in block letters) | Christian names (in block letters) |
|----------------------------|------------------------------------|
| <u>PRITCHETT</u> | <u>BRIAN ROY MICHAEL</u> |

If search is required against more than eight names, please use an additional form.

Signature of solicitor or applicant.....A.J.L...... Date.....22/1/73.....
 Solicitor's reference.....A.J.L...... Telephone No.....4401 5571.....

The prescribed adhesive Land Registry fee stamp which may be purchased at Head Post Offices having been affixed to the duplicate, this form should be sent by prepaid post addressed to The Superintendent, Land Charges Registry, Kidbrooke, London SE3 9PN.

NO COVERING LETTER REQUIRED

NAME AND ADDRESS IN BLOCK LETTERS TO WHICH
 CERTIFICATE IS TO BE SENT

OFFICIAL CERTIFICATE No.

A 126699

It is hereby certified that the Official Search applied for has been made up to the closing of the Office on the date given on the Official Stamp below
The Result is as follows:

| Names and addresses | Nature of registration | Date and reference number of registration | Situation of land | | Short description of land in Index (if any) |
|---------------------|------------------------|---|-------------------|-----------------------------|---|
| | | | County | Parish or Place or District | |
| | | | | | |

WARNING

This certificate refers to the description of the land, if any, given in the Alphabetical Index. Alterations of description subsequent to the date of registration cannot be made in the register and may not have been made in the Alphabetical Index.

NOTES

1. Neither the Act nor the Rules require particular parcels of land to be entered in the Alphabetical Index. For the convenience of searchers, however, short descriptions of particular parcels are entered in the Index where practicable. This is not practicable in all cases. A certificate of the result of an official search may, consequently contain (in addition to entries affecting the parcel of land specified in the application therefor) entries in the Index where no particular parcel of land is given therein. Such entries may or may not affect the land in which the searcher is interested. Having obtained notice of them, a purchaser is, however, in a position to call on his vendor to satisfy him that they do not affect the land he is purchasing, or have them dealt with as provided by S.43 of the Law of Property Act, 1925. It is also open to him to apply on Form LC 14 for an office copy of the entry in the register. The fee for an Office Copy entry is 15p.

2. Certificates of official search are normally posted on the day of the receipt of the application therefor if received before 10 a.m. Under Rule 1 (8) of the Land Charges Rules, 1926, the certificate extends to registration effected during the day of the date of the certificate, and may be issued only after the Office is closed for registrations on that date.

3. S. 4 (2) of the Law of Property (Amendment) Act, 1926, as varied by Rule 1 (2) Land Charges Rules, 1940, provides that where a purchaser has obtained an official certificate of the result of search, any entry which is made in the register after the date of the certificate and before the completion of the purchase, and is not made pursuant to a priority notice entered on the register before the certificate is issued, shall not, if the purchase is completed before the expiration of the fourteenth day after the date of the certificate, affect the purchaser.

S. 4 (3) of the Law of Property (Amendment) Act, 1926, provides that in reckoning the number of days under this section, the days when the Office is not open to the public shall be excluded.

Contents of Official Certificate

Normal time for issuing Certificates of Official Searches

Protection for 14 days



High Court of Justice England and Wales
Principal Registry of the Family Division
HMCTS Probate
PO Box 12625
Harlow
CM20 9QE
0300 303 0648

Grant of Probate

Case Reference: 1624979350336482
Date of Issue: 25th November 2021

BRIAN ROY MICHAEL PRITCHETT of 2 Oulton Avenue Belmont Hereford HR2 7YX United Kingdom

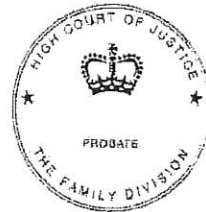
Died on 19th July 2020 domiciled in England and Wales

The Last Will and Testament of **BRIAN ROY MICHAEL PRITCHETT** (An official copy of which is available from the Court) was proved and registered before the High Court of Justice. The Administration of **BRIAN ROY MICHAEL PRITCHETT**'s estate is granted by this court to the following Executors

JEREMY JOHN EDWIN WILDING of 14 Broad Street Hereford HR4 9AP United Kingdom
and **MELANIE ANN TREE** of 1-2 Chancery Lane Hay-on-wye Hereford HR3 5DJ United Kingdom

Power reserved to another Executor

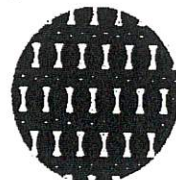
The application has stated that the gross value of the estate in England and Wales amounts to £2,971,059.00 and the net value amounts to £2,966,195.00



DISTRICT REGISTRAR

Extracted by Gabbs Solicitors (Ref: REV/6424472/1) Gabbs Solicitors, 14 Broad Street, Hereford, HR4 9AP, United Kingdom

If you wish to validate the information contained within this document please call 0300 303 0648



The electronic official certificate of result in respect of your search of the index map follows this message.

Please note that this electronic version is the only certificate of result we will issue. No postal certificate of result will be sent.

Land Registration Rules 2003

| |
|-------------------------------|
| Certificate Date: 03 Aug 2022 |
| Certificate Time: 00:00:01 |
| Certificate Ref: 83/R30JANB |

| | |
|----------|---|
| Property | Land edged red on the plan attached to the application and described in form SIM as WOODSIDE, PORTWAY, BURGHILL, HEREFORD, HEREFORDSHIRE, HR4 8NQ. |
|----------|---|

The index map does not define the extent of the land in any registered title. This reflects the fact that the boundary of a registered estate as shown for the purposes of the register is a general boundary, unless shown as determined under section 60 of the Land Registration Act 2002. You might also wish to refer to the individual register and title plan of any adjoining titles for details of the surrounding registered estates and their general boundaries and/or determined boundaries.

Result

The index map has been searched in respect of the Property with the following result:

| Plan reference | Title No. Registered Estate or Caution | Notes |
|----------------|--|----------------------------|
| Not Applicable | HE69108 | Pending first registration |

Part of the Property is unregistered.

The plan lodged with your application for a search of the index map has been accepted for this application. Any statement of disclaimer has been disregarded as it is assumed that it was not intended to apply for the purposes of the application.

Please note that the acceptance of the plan for this particular application does not necessarily mean that the same plan would be accepted if subsequently used for another application. All plans lodged with a Land Registry application should comply with the guidelines in Land Registry's Practice Guide 40, Supplement 2. Lodging a plan which

Continued on Page 2

| | | |
|---|------------------------|---|
| Your Reference: REH/642472/12 Wilding | Key Number: 8470040 | For any enquiries concerning this certificate, please contact: Customer Support: email customersupport@landregistry.gov.uk telephone 0300 006 0411 (lines open Monday to Friday 8am until 5pm) A £4.00 fee will be debited to the account quoted. |
| GABBS SOLICITORS LIMITED DX27033 LEOMINSTER | | |

| |
|-------------------------------|
| Certificate Date: 03 Aug 2022 |
| Certificate Time: 00:00:01 |
| Certificate Ref: 83/R30JANB |

does not comply with the guidelines may result in requisitions being raised, (such as a request to delete a statement of disclaimer) or the application being cancelled.

No other registered estate, caution against first registration, application for first registration or application for a caution against first registration is shown on the index map in relation to the Property.

For further information about:

SIMs - see Practice Guide 10 - Official searches of the Index Map.

How to obtain official copies - see Practice Guide 11 - Inspection and applications for official copies.

Plan requirements for registration - see Practice Guide 40 - HM Land Registry plans - (www.gov.uk/land-registry).

Ordnance Survey map products - (www.ordnancesurvey.co.uk).

END OF RESULT



Titles (1 of 1 loaded)

| Title number | Estate information | Address |
|--------------|----------------------------|----------------------------------|
| HE69108 | Pending first registration | No details found |

- [Terms and conditions](#)
- [Freedom of information](#)
- [© Crown copyright 2022](#)
- [Cookies](#)

Map interface showing aerial imagery, a red polygon labeled 'A4110' with a red pin labeled 'Woodside', and various map controls. Labels include 'LB 87.2m', 'The Perry House', 'The Wainhouse', 'The Hop Kitts', 'Minors Park', and 'Scale = 1 : 1250'. A scale bar shows 20m and 100ft.



This map is for reference purposes only. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.
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 Data last updated 10:00pm 01 AUGUST, 2022

LAND CHARGES ACT, 1972.
CERTIFICATE OF THE RESULT OF SEARCH

Form **K17**

CERTIFICATE No.
02831217D

CERTIFICATE DATE
04 AUG 2022

PROTECTION ENDS ON
25 AUG 2022

It is hereby certified that an official search in respect of the undermentioned particulars has been made in the index to the registers which are kept pursuant to the Land Charges Act 1972. The result of the search is that there are **NO SUBSISTING ENTRIES.**

| PARTICULARS SEARCHED | | |
|---|--|---|
| COUNTY OR COUNTIES | HEREFORD AND WORCESTER, HEREFORDSHIRE. | |
| NAME(S) | PERIOD | Fees £ |
| BRIAN ROY MICHAEL*PRITCHETT* | 1953-2022 | |
| JEREMY JOHN EDWIN*WILDING* | 2020-2022 | |
| MELANIE ANN*TREE* | 2020-2022 | |
| ----- | | |
| APPLICANT'S REFERENCE REH/642472/12 Wilding | KEY NUMBER 8470040 | AMOUNT DEBITED £ 6.00 |
| Gabbs Solicitors Limited 27033 LEOMINSTER | | Please address any enquiries to:- HM Land Registry Land Charges Department PO Box 292, Plymouth, PL5 9BY DX No. 8249 Plymouth 3 TEL : (0300) 006 6616 FAX : (0300) 006 6699 IMPORTANT PLEASE READ THE NOTES IN THE LEAD PAGE. |

The electronic certificate of the result of search follows this message.

Please note that this is the only certificate of the result of search we will issue. We will not issue a paper certificate of the result of search.

This certificate has no statutory effect with regard to registered land. Sections 28 to 31 inclusive and 87 Land Registration Act 2002 and s.14 Land Charges Act 1972.

You should ensure that the particulars of search in the certificate e.g. names, counties etc. are the exact particulars of the required search. S.10(6) Land Charges Act 1972.

If this certificate relates to a search applied for in form K16 (Application for an Official Search (Bankruptcy Only)) the word 'BANKRUPTCY' is printed against 'COUNTY OR COUNTIES'.

The 'CERTIFICATE DATE' is the date of the certificate for the purposes of s.11 Land Charges Act 1972. The 'PROTECTION ENDS ON' date is the latest date for the expiry of the period of protection conferred by s.11 Land Charges Act 1972.

Please quote the 'CERTIFICATE NUMBER' and the 'CERTIFICATE DATE' in any enquiries regarding this certificate.

Symbols included with name(s) e.g. (*) (+) are used for internal purposes only.

In production under S. 28 Finance Act 1931



DRAKE, DRIVER & LEAVER
LIMITED
LAW STATIONERS E.C.
ROSEBERY AVENUE
LONDON E.C.1

This Conveyance

is made the *twenty fifth*
day of *August* One



thousand nine hundred and fifty three B E T W E E N SARAH ELLEN TUCK of The Royal Oak Inn Portway in the Parish of Burghill in the County of Hereford Widow (hereinafter called "the Vendor") of the first part ANNIE ESTHER ROPER of "Queenhill" Whitehorse Street in the City of Hereford Widow (hereinafter called "the Mortgagee") of the second part and CYRIL EDWIN HILLIER of "Nestcliffe" Plough Lane in the said City of Hereford Retired Police Sergeant (hereinafter called "the Purchaser") of the third part

Conf

W H E R E A S :-

- (1) By a Mortgage dated the Third day of August One thousand nine hundred and twenty six and made between John Tuck (hereinafter called "the Borrower") of the one part and The Reverend Neville Albert Holt (hereinafter called "the Lender") of the other part the Borrower being then seised of the property hereinafter described for an estate in fee simple in possession free from incumbrances thereby demised the same to the Lender for the term of Three thousand years from the date thereof to secure the repayment to the Lender of the principal sum of One thousand pounds and interest thereon as therein mentioned
- (2) By virtue of the Deeds event and documents set out in the First Schedule hereto the Vendor is now seised of the said property for an estate in fee simple subject only to the monies now owing upon the security of the said Mortgage and the residue of the said term of Three thousand years now vested in the Mortgagee
- (3) The principal sum of Seven hundred and seventy five pounds only now remains owing upon the security of the said Mortgage and the Transfers thereof set out in the first part of the First Schedule hereto (hereinafter collectively referred to as "the said Mortgage") but all interest thereon to the date hereof has been paid
- (4) The Vendor has agreed with the Purchaser for the sale to him of the fee simple in possession of the said property at the price of Fifty pounds
- (5) The Mortgagee being satisfied that the other property comprised in the said Mortgage is sufficient security for all monies thereby secured has agreed to join herein in manner hereinafter appearing

NOW THIS DEED WITNESSETH as follows:-

1. In consideration of the sum of FIFTY POUNDS now paid to the Vendor by the Purchaser with the consent of the Mortgagee (the receipt whereof the Vendor hereby acknowledges) the Vendor as Beneficial Owner hereby conveys and the Mortgagee as Mortgagee hereby surrenders and releases unto the Purchaser

ALL THAT piece or parcel of land situate on the Westerly side of a roadway leading from Hereford to Canon Pyon and being at a place known as Portway in the Parish of Burghill in the County of Hereford All which said piece of land contains an area of One thousand six hundred and twenty nine square yards or thereabouts and is numbered Part 123 on the Ordnance Survey Map for the said Parish and is for the purpose of identification only more particularly delineated on the plan attached hereto and thereon coloured pink

TO HOLD the same unto the Purchaser in fee simple discharged from the said Mortgage and all principal monies and interest thereby secured and all claims and demands thereunder and to the intent that the term subsisting under the said Mortgage shall as respects the premises hereby conveyed merge and be extinguished in the fee simple thereof

2. The Purchaser hereby covenants with the Vendor and her successor in title that he will forthwith erect and for ever after maintain a good and stockproof fence upon the westerly boundary of the property hereby conveyed and marked with the letter 'T' upon the said plan

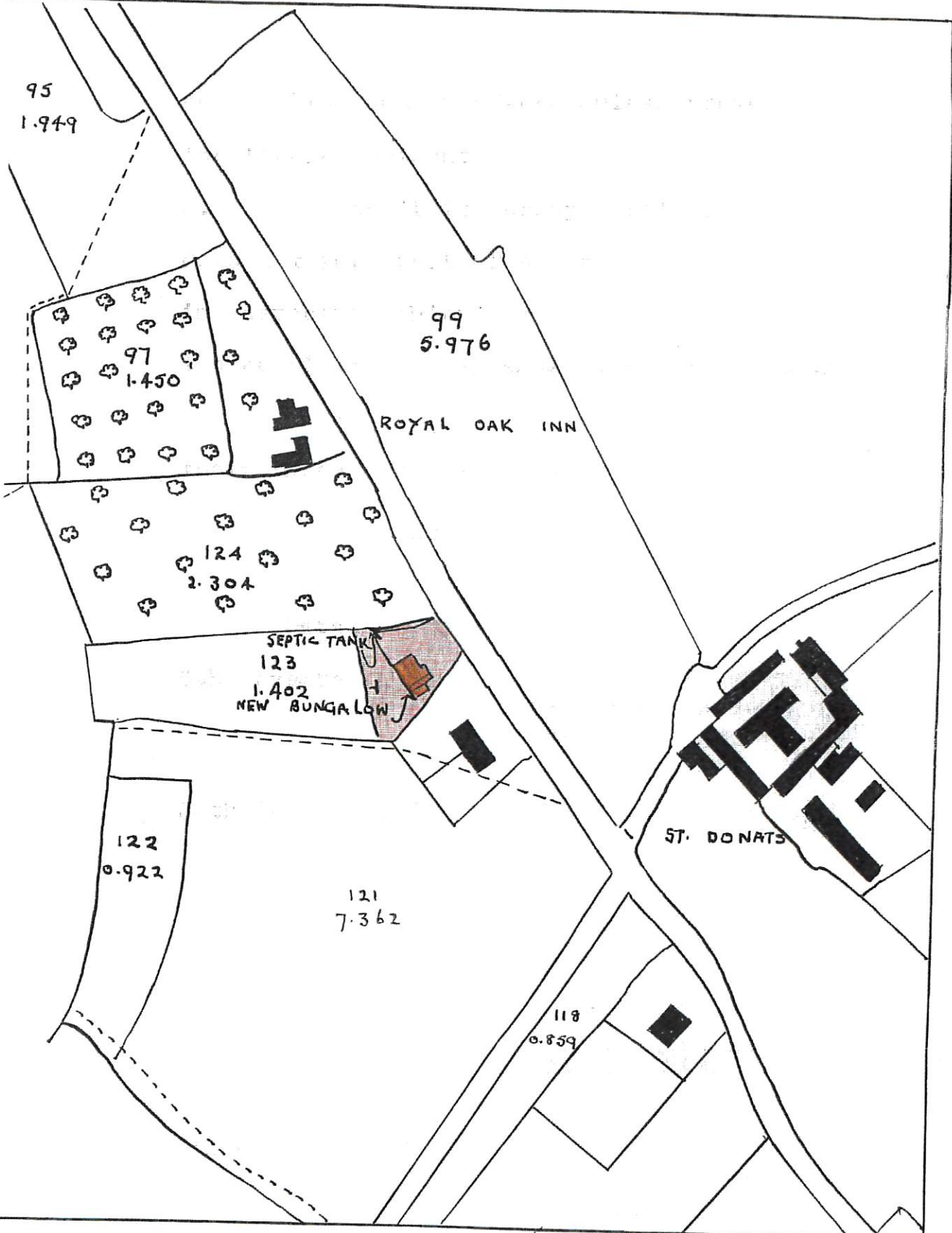
3. The Vendor hereby acknowledges the right of the Purchaser to the production of the documents specified in the Second part of the First Schedule hereto and to delivery of copies thereof and undertakes with the Purchaser for the safe custody of the Assent therein mentioned

4. The Mortgagee hereby acknowledges the right of the Purchaser to production of the several Deeds and Documents specified in the First Part of the First Schedule hereto and in the Second Schedule hereto and to delivery of copies thereof

5. The Vendor as to the said Deeds and Documents mentioned in the First Part of the First Schedule hereto and in the Second Schedule hereto covenants with the Purchaser that as and when any of the said Documents shall come into the possession of the Vendor and her successors in title she or they will when requested and at the cost of the Purchaser or his successors in title execute a statutory acknowledgment for production and undertaking for the safe custody thereof and that in the meantime and until the execution of such undertaking every person having for the time being possession of the said documents will keep them safe whole

PLAN REFERRED TO

TO CANON PYON



TO HEREFORD

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6. And it is hereby certified that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds Five hundred pounds

IN WITNESS whereof the said parties hereto have hereunto set their hands and seals the day and year first before written

THE FIRST SCHEDULE before referred to

First Part

| <u>Date</u> | <u>Deed</u> | <u>Parties</u> |
|-------------------|---|--|
| 6th November 1926 | <u>TRANSFER OF MORTGAGE</u> (endorsed on Mortgage dated 3rd August 1926) | 1. The Lender 2. Garnet Edwin Bevan and James Simpson Willox |
| 30th January 1930 | <u>TRANSFER OF MORTGAGE</u> | 1. Garnet Edwin Bevan and James Simpson Willox 2. Garnet Edwin Bevan and Robert Thomas Carver |
| 10th May 1938 | <u>TRANSFER OF MORTGAGE</u> (endorsed on Transfer of Mortgage dated 30th January 1930) | 1. Garnet Edwin Bevan and Robert Thomas Carver 2. The Borrower 3. The Mortgagee |

5th January 1947 DEATH of the Borrower

Second Part

8th February 1947 PROBATE OF THE WILL of the Borrower granted to Vendor out of the Oxford District Probate Registry

31st March 1947 ASSENT by the Vendor in her own favour

THE SECOND SCHEDULE before referred to

| <u>Date</u> | <u>Deed</u> | <u>Parties</u> |
|------------------|---|--|
| 24th August 1921 | <u>CONVEYANCE</u> | 1. Gertrude Bourne 2. Frederick Bromage |
| 25th August 1921 | <u>MORTGAGE</u> | 1. Frederick Bromage 2. Gertrude Bourne |
| 2nd August 1926 | <u>CONVEYANCE</u> | 1. Gertrude Bourne 2. John Bourne and Frank Bourne 3. Frederick Bromage 4. The Borrower |
| 3rd August 1926 | <u>MORTGAGE</u> | 1. The Borrower 2. The Lender |
| 16th August 1926 | <u>OFFICIAL CERTIFICATE OF SEARCH</u> in H.M. Land Registry | |

SIGNED SEALED AND DELIVERED by the }
before named Sarah Ellen Tuck in }
the presence of :- }

S E Tuck

Miss P. Sims

Witness with David Allen and Carol

Harford

SIGNED SEALED AND DELIVERED by the }
before named Annie Esther Roper in }
the presence of :-

A. E. Roper

Oliver P. Snow

Solicitor with David Allen & Carter

Hereford

SIGNED SEALED AND DELIVERED by the }
before named Cyril Edwin Hillier }
in the presence of :-

C. E. Hillier

Oliver P. Snow

Solicitor with David Allen and Carter

Hereford

DATED August 25th 1953

Deposited 25

MRS S.E. TUCK AND HER MORTGAGEE

— to —

MR. C. E. HILLIER

Conveyance

of a piece of land situate at
Portway in the Parish of Burghill
in the County of Hereford
