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Official copy of register of title

Title number HW160600

Edition date 14.08.2023

- This official copy shows the entries on the register of title on 13 SEP 2023 at 11:52:30.
- 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 13 Sep 2023.
- 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, Telford Office.

A: Property Register

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

HEREFORDSHIRE

- 1 (27.11.1995) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Wigmore Castle, Wigmore.

NOTE: The land tinted green on the title plan is not included in the title.

- 2 (27.11.1995) The Conveyance dated 20 April 1921 referred to in the Charges Register contains the following provision:-

"IT is hereby declared that the purchasers their heirs and assigns shall not by reason of the Conveyance hereby made acquire or claim any right to the access of light or air which shall or might interfere with the use of any adjoining or neighbouring property of the Vendor for building or other purposes."

- 3 (27.11.1995) The land tinted blue on the title plan has the benefit of the following rights granted by but is subject to the following rights reserved by a Conveyance thereof and other land dated 2 February 1937 made between (1) Thomas Stead (Vendor) and (2) Daniel Fred Ewart Griffiths (Purchaser):-

Together with full and free right and liberty for the purchaser his successors in title and assigns owner or owners for the time being of the said hereditaments hereinbefore firstly and secondly described and others authorised by him or them to take and use water from the spring situate upon land known as Lawn Bank Coppice being part of a tract of Woodland known as "Wigmore Rolls" in the said parish of Wigmore and the adjoining parish of Leintwardine and formerly in the occupation of John Ralph Henry Harley and now in the occupation of "The Forestry Commission" and to enter on the said Lawn Bank Coppice aforesaid for that purpose Together also with the right for the Purchaser his Successors in title and assigns as aforesaid to erect a suitable tank thereon and to lay pipes from the said spring in connection with such supply of water and enter on the said Lawn Bank Coppice for such purpose and for the purpose of examining repairing or renewing such tank and pipes when the same shall have been erected or laid he or they doing thereby no unnecessary damage and making full compensation for all damage thereby occasioned EXCEPTING AND RESERVING unto the said John Ralph Henry Harley his successors in title and assigns owner or owners for the time being of the said hereditaments known as "Wigmore

A: Property Register continued

Rolls" aforesaid and others authorised by him or them full and free right and liberty at all times and for all purposes with or without animals and vehicles to go pass and repass on over and along the pieces or parcels of land Numbered 339 and 563 mentioned in the first Schedule hereto between the said Wigmore Rolls and the road from the village of Adforton to the village of Wigmore.

NOTE 1: The land tinted blue on the filed plan forms part of the hereditaments firstly and secondly described

NOTE 2: No plan to the Conveyance was supplied on first registration.

- 4 (27.11.1995) The Conveyance dated 23 September 1987 referred to above contains the following provision:-

"IT IS HEREBY AGREED AND DECLARED that:-

as between the property hereby conveyed and the retained land of the Vendor (being National Grid Numbers 7072 and part 0150) the ditch (if any) on the other side of the boundary shall belong to the property hereby conveyed."

- 5 (14.08.2023) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

- 6 (14.08.2023) 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.

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 (27.11.1995) PROPRIETOR: JOHN CHARLTON GAUNT of Wigmore Castle, Wigmore, Nr. Leominster, Herefordshire.

NOTE: The land having been acquired under a Conveyance dated 26 January 1993 made by John Charlton Gaunt and Janet Gaunt without consideration and in compliance with a property adjustment order the registered title is subject to the provisions of Section 39 Matrimonial Causes Act 1973 and section 339 Insolvency Act 1986

- 2 (27.11.1995) The Conveyance dated 23 September 1987 referred to in the Charges register contains Purchasers personal covenant(s) details of which are set out in the Schedule of personal covenants hereto.

The Conveyance to the present proprietor contains a covenant to observe and perform the aforesaid covenant(s) and of indemnity in respect thereof.

Schedule of personal covenants

- 1 The following are details of the personal covenants contained in the Conveyance dated 23 September 1987 referred to in the Proprietorship Register:-

"THE Purchasers hereby jointly and severally covenant with the Vendor for themselves and their successors in title to maintain in a good stockproof condition the fence erected by the Vendor separating that part of National Grid Number 0150 included in this demise and the remainder of National Grid Number 0150 retained by the Vendor."

C: Charges Register

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

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1 (27.11.1995) The parts of the land affected thereby are subject to the following rights reserved and mentioned in a Conveyance of the land tinted pink on the filed plan dated 20 April 1921 made between (1) The Commissioners for executing the office of Lord High Admiral of the United Kingdom (2) John Ralph Henry Harley (Vendor) (3) Philip Herbert Martineau and John Wyndham Smith (4) Lionel Guy Gisborne and (5) Lionel Guy Gisborne and others (Purchasers):-

"Subject nevertheless to the pipe easements forming part of the water supply system of the Village of Wigmore which runs through the premises secondly described.

There is and shall be excepted and reserved to the Vendor his successors in title and assigns owner or owners for the time being of the Woodland known as Wigmore Rolls adjoining the premises secondly hereinbefore described and others authorised by him or them full and free right and liberty at all times and for all purposes with or without vehicles and animals to go pass and repass over and along the pieces of land numbered 564 and 567 on the said plan between the said Wigmore Rolls and Green Hill Lane And there shall also be excepted and reserved to the Vendor his successors in title and assigns owner or owners for the time being of Greenhill Farm adjoining the premises secondly hereinbefore described and others authorised by him or them full and free right and liberty at all times and for all purposes to go pass and repass over and along the existing cartway through the pieces of land numbered 564, 565 and 567 on the said plan."

NOTE 1: Copy plan filed.

NOTE 2: The land tinted pink on the title plan comprises the land secondly described referred to.

2 (27.11.1995) The parts of the land affected thereby are subject to the following rights granted by a Conveyance of the land tinted green on the filed plan dated 18 August 1955 made between (1) Daniel Fred Ewart Griffiths (Vendor) (2) Bernard Meakin and James Frank Meakin and (3) The Rural District Council for the Rural District of Leominster and Wigmore (the Council):-

TOGETHER WITH the right for the Council to lay and maintain a four inch water main in the position marked by the broken red line shewn on the said plan AND TOGETHER ALSO with a full and free right of way for the Council with or without vehicles from the said piece of land hereby conveyed to the highway the approximate position of such right of way being indicated by broken green lines on the said plan.

NOTE: Copy plan filed.

3 (19.05.1997) The land is subject to the following rights contained in a Conveyance dated 20 February 1958 made between (1) Anthony Robert French Hills and John Sanderson Poole (Vendors) and (2) Daniel Fred Ewart Griffiths Jessie Priscilla Griffiths and Ronald Edward Ewart Griffiths (Purchasers):-

"Subject to the matters set out in the Second Schedule hereto:-

SECOND SCHEDULE

Matters to which the Property is conveyed subject

1. The flow of water through the pipe or pipes which runs through the said property and forms part of the water supply system of the village of Wigmore.

2. The right of John Ralph Henry Harley his successors in title and assigns owner or owners for the time being of the woodland known as Wigmore Rolls adjoining the said property hereby assured and others authorised by him or them full and free right and liberty at all times and for all purposes with or without vehicles and animals to go pass and repass over and along the pieces of land numbered 564 and 567 on the Plan between Wigmore Rolls aforesaid and Green Hill Lane.

3. The right of the said John Ralph Henry Harley his successors in title and assigns owner or owners for the time being of Greenhill Farm adjoining the said property and others authorised by him or them full and free right and liberty at all times for all purposes to go pass and

C: Charges Register continued

repass over and along the existing cartway through the pieces of land numbered 564, 565 and 567 on the Plan."

NOTE: Copy Plan filed.

- 4 (27.11.1995) The land is subject to the following rights reserved by a Conveyance of the land in this title dated 23 September 1987 made between (1) Ronald Edward Ewart Griffiths (Vendors) and (2) John Charlton Gaunt and Janet Gaunt (Purchasers):-

"EXCEPT AND RESERVING unto the Vendor personally for his lifetime only all game (including nests and eggs of game) and wild fowl with liberty for the Vendor and his licensees friends and servants to preserve the same and to enter on the property hereby conveyed to hunt shoot course and sport over the same for the purpose of shooting game (including round game) and wild fowl and to take away the same and to destroy vermin the Vendor nevertheless making good and paying compensation for any damage done (whether to crops or otherwise) as a result of the exercise or in course of exercising the said rights or any of them."

- 5 (27.11.1995) The parts of the land affected thereby are subject to the rights granted by a Deed dated 20 November 1995 made pursuant to the Ancient Monuments and Archaeological Areas Act 1979 made between (1) John Charlton Gaunt and (2) The Secretary of State for National Heritage.

The said Deed also relates to guardianship of the land in this title and contains provisions.

NOTE: Copy filed.

- 6 (14.08.2023) A Transfer of the land edged and numbered HE73292 in green on the title plan dated 4 August 2023 made between (1) Katie Jane Rutter, Emily Joy Gaunt and Anna Ruth Bennett and (2) Emily Joy Gaunt contains stipulations by the transferor.

NOTE: Copy filed under HE73292.

- 7 (14.08.2023) The land is subject to any rights that are granted by the Transfer dated 4 August 2023 referred to above and affect the registered land.

End of register