

Title Number : ST154442

This title is dealt with by Land Registry, Plymouth 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 27 MAR 2014 at 10:00:53 and so does not take account of any application made after that time even if pending in the Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: ST154442
Address of Property	: 11 French Weir Avenue, Taunton (TA1 1XQ)
Price Stated	: £250,000
Registered Owner(s)	: DAVID ADAM PENNY and LIENE PENNY of 11 French Weir Avenue, Taunton, Somerset TA1 1XQ.
Lender(s)	: None

Title number ST154442

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 27 MAR 2014 at 10:00:53. This copy does not take account of any application made after that time even if still pending in the 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.

SOMERSET : TAUNTON DEANE

- 1 (03.04.1998) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 11 French Weir Avenue, Taunton (TA1 1XQ).
- 2 (03.04.1998) There are excluded from this registration the mines and minerals excepted by the Conveyance dated 1 November 1893 referred to in the Charges Register in the following terms:-

Except the mines and minerals and coal (if any) under the said piece of 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 (06.06.2006) PROPRIETOR: DAVID ADAM PENNY and LIENE PENNY of 11 French Weir Avenue, Taunton, Somerset TA1 1XQ.
- 2 (06.06.2006) The price stated to have been paid on 16 May 2006 was £250,000.
- 3 (06.06.2006) 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 (06.06.2006) 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 (03.04.1998) A Conveyance of the land in this title and other land dated 1 November 1893 made between (1) Anne Maria Butler (2) George Sutton Stevens and (3) Samuel Derham contains covenants details of which are set out in the schedule of restrictive covenants hereto.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 1 November 1893 referred to in the Charges Register:-

Covenant by the said Samuel Derham with the said Anne Maria Butler and

Schedule of restrictive covenants continued

George Stevens and each of them (who as well as their respective heirs and assigns were included in the words or expression "The Vendors" in the First Schedule thereto) That he the Purchaser in the said First Schedule) should and would on his and their parts observe and perform all and every the stipulations conditions and Agreements contained in the First Schedule thereto

1. The Purchaser should within 5 years from the date of the foregoing Indenture erect and complete to the satisfaction of the Vendors or their Surveyor at least and dwellinghouses with the proper offices and buildings each house with the garden and premises thereto belong to be of a renting valueo of not less than £17 per annum

2. Each house to erected by the purchaser as aforesaid should be of a substantial character and as to all the houses except the house or houses to be erected at the North East end of the piece of land conveyed by the foregoing Indenture which might face either of the new roads therein referred to) should face the said new road running from the Staplegrove Road in a South Westerly direction and the fronts of the houses should be kept back 15 feet from the said new roadway and should in all respects be subject to the approval of the Vendors or their Surveyor and the plans for the erection of the houses should be submitted to the Vendors or their Surveyor before the houses should be commenced. The front elevation and the General external appearance of the houses to be so erected other than the house or houses to be erected at the North East end of the said piece of land should be similar to each other

3. The fronts of the houses should be built of the best grey or red bricks and Bath Stone and the roofs of the buildings should be covered with slate. The Purchaser should to the satisfaction of the Vendors or their Surveyor erect at the North Western and North Eastern ends of the said piece of land fronting on the said New Roads a Dwarf wall (not exceeding 3 feet in height) with an ornamental Iron railing on the top thereof and with an ornamental Iron gate to match and with Brick pillars and Bath stone caps to divide the garden from the said Roadway. The plan of the said wall and railing should be submitted to the Vendors or their surveyor before the erection of the same should be commenced

4. The Purchaser should at his own expense erect a brick wall not less than 7 feet in height at the South East of the said piece of land conveyed by the foregoing Indenture to divide the same from the adjoining land

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6. The said intended new Road or Street leading from the Staplegrove road in a South Westerly direction should (unless the same was repaired at the public expense) be kept in repair by and at the expense of the Purchaser

7. The Purchaser should not make any bricks on the land nor should any noisy noisome or offensive trade or business be carried on thereon or in any of the buildings to be erected thereon

8. The Purchaser should as soon as he should have been let into possession of the said piece of land conveyed by the foregoing Indenture fence off the same from the remains of the Field out of which the same was taken.

End of register