



# Official copy of register of title

Title number CU168863

Edition date 24.10.2018

This official copy shows the entries on the register of title on 01 JUL 2019 at 09:52:57.

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 01 Jul 2019.

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 : EDEN

- 1 (12.09.2001) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land and buildings at Scale Houses, Renwick, Penrith.
- 2 (13.11.2002) 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.
- 3 (13.11.2002) The land has the benefit of the rights reserved by a Transfer of the land edged and numbered CU180544 in green on the filed plan dated 1 November 2002 made between (1) John Arthur Wells and others and (2) Peter Jackson and Patricia Irene Jackson.

-NOTE: Original filed under CU180544.

- 4 (09.06.2015) As to the part tinted pink on the title plan, the mines and minerals together with the ancillary powers of working are excepted with provision for compensation in the event of damage caused thereby.
- 5 (23.04.2018) The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered CU308085 in green on the title plan dated 29 March 2018 made between (1) John Arthur Wells and others and (2) Caroline Jane Heathfield but is subject to any rights that are granted by the said deed and affect the registered land.

-NOTE: Copy filed under CU308085.

## 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 (12.09.2001) PROPRIETOR: JOHN ARTHUR WELLS and BRENDA WELLS of 1 Castle Cottages, Dacre, Penrith CA11 0HL and BRIAN ROBERT WELLS and JOYCE MARGARET WELLS of Rockholme, Greystoke, Penrith CA11 0SF.
- 2 (12.09.2001) RESTRICTION: No disposition by a sole proprietor of the

## B: Proprietorship Register continued

land (not being a trust corporation) under which capital money arises is to be registered except under an order of the registrar or of the Court.

- 3 (12.09.2001) The value stated as at 12 September 2001 was £52,000.

## C: Charges Register

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

- 1 (12.09.2001) The land is subject to the rights granted by a Conveyance of a Reservoir which adjoins the land in this title dated 5 October 1989 made between (1) Mary Alice Margaret Threlkeld (Vendor) and (2) North West Water Limited (Company):-

"TOGETHER with the right for the Company and its successors in title to construct and lay and of thereafter using maintaining cleansing repairing altering or renewing an Outfall Drain in the strip of land 5 metres in width (hereinafter referred to as "the Blue Strip of land ") and for the purpose of identification shown by the blue line on the said Plan annexed hereto including full right and liberty for the Company and its successors in title either with or without workmen and equipment to enter upon the Vendor's adjoining land for the purpose of exercising the said rights the Company making good to the reasonable satisfaction of the Vendor all damage caused thereto in the exercise of such rights as aforesaid."

THE Vendor with the intent and so as to bind (so far as practicable) the Blue Strip of land into whosoever hands the same may come and to benefit the land hereby conveyed but not so as to render the Vendor personally liable for any breach of covenant committed after she shall have parted with all interest in the land in respect of which such breach shall occur hereby covenants with the Company that she the Vendor and her successors in title will at all times hereafter observe and perform the restrictions following namely:-

(a) No building or other erection whatsoever shall be placed or constructed upon nor shall anything be done caused or permitted within the Blue Strip of land which may prevent the Company from freely enjoying the rights hereby granted or which may endanger or damage the Outfall Drain or render access thereto more difficult or expensive

(b) The level of the surface of the Blue Strip of land shall not be lowered so as to materially reduce the cover of soil or other material above the Outfall Drain nor shall the support of the same be in any way lessened or diminished."

NOTE: The blue strip of land referred to is shown by a blue broken line on the filed plan.

End of register