

Title Number : DN436349

This title is dealt with by HM 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 21 MAY 2021 at 15:26:09 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: DN436349
Address of Property	: Land and building on the west side of Fore Street, Northam, Bideford
Price Stated	: £100,000
Registered Owner(s)	: THE TOWN COUNCIL OF NORTHAM of Council Offices, Windmill Lane, Northam, Bideford, Devon EX39 1BY.
Lender(s)	: None

Title number DN436349

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 21 MAY 2021 at 15:26:09. This copy does not take account of any application made after that time even if still pending in HM 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.

DEVON : TORRIDGE

- 1 (20.09.2000) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land and building on the west side of Fore Street, Northam, Bideford.

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 (10.10.2008) PROPRIETOR: THE TOWN COUNCIL OF NORTHAM of Council Offices, Windmill Lane, Northam, Bideford, Devon EX39 1BY.
- 2 (10.10.2008) The price stated to have been paid on 11 July 2008 was £100,000.
- 3 (22.04.2009) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a certificate signed by the Steward of the Trustees of the Bideford Bridge Trust of 24 Bridgeland Street, Bideford, Devon that the provisions of clauses 12.4, 12.5 and 12.8 of the Transfer dated 11 July 2008 referred to in the Charges Register have been complied with.

C: Charges Register

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

- 1 (20.09.2000) A Conveyance of the land tinted blue on the filed plan and other land dated 14 March 1935 made between (1) The Reverend Henry Pellow Douglas Pinhey (Vendor) (2) The Ecclesiastical Commissioners for England (Commissioners) (3) The Dean and Canons of the Kings Free Chapel of St George (Patrons) (4) The Parochial Church Council of the Parish of Northam (Council) and (5) The Exeter Diocesan Board of Finance (Authority) contains the following covenants:-

"3. The Council hereby covenant with the Vendor and as a separate covenant with the Commissioners that they will not do or cause or permit to be done on the said property any act or thing which may be a nuisance or annoyance to the owners or occupiers of the Vicarage of Northam."

- 2 (20.09.2000) By the Conveyance dated 14 March 1935 referred to above the land tinted blue on the filed plan together with other land was conveyed subject as follows:-

"subject to..all rights of way and water and other easements (if any) affecting the same unto the Authority and its successors in fee simple."

C: Charges Register continued

3 (20.09.2000) A Conveyance of the land tinted pink on the filed plan and other land dated 4 June 1982 made between (1) The Exeter Diocesan Board of Finance Limited (Vendor) (2) The Parochial Church Council of the Parish of Northam (Council) and (3) Exeter Diocesan Board of Finance Limited (Authority) contains the following covenants:-

"2. THE Council to the intent that the covenants hereinafter contained shall bind the said land into whosoever hands the same may come and for the benefit and protection of the adjoining land and neighbouring lands now belonging to the Vendor and of the parsonage house Church and Churchyard of the benefice and Parish Church of Northam and each and every part thereof hereby for itself and its successors in title covenant with the Vendor that no building or structure shall at any time be erected or permitted on the said land."

4 (20.09.2000) The land tinted pink on the filed plan is subject to the following rights reserved by the Conveyance dated 4 June 1982 referred to above:-

"EXCEPT AND RESERVED unto the Vendor

(i) Full and free right and liberty without obtaining the consent of or making any compensation to the Council or other the owner or owners occupier or occupiers for the time being of the said land to deal in any manner whatsoever with any of the land belonging to the Vendor adjoining opposite or near to the said land and to erect and maintain or suffer to be erected or maintained on such adjoining opposite or neighbouring lands any buildings whatsoever whether such buildings shall or shall not affect or diminish the light or air which may now or at any time or times hereafter be enjoyed for or in respect of the said land or any buildings for the time being thereon

(ii) The free flow of water and soil or other services to or from any adjoining land belonging to the Vendor through any drains watercourses pipes wires or cables now existing in the said land or substituted therefor by the Council."

5 (20.09.2000) A Transfer of the land in this title dated 15 September 2000 made between (1) The Exeter Diocesan Board of Finance Limited and (2) The Trustees for the time being of the Bideford Bridge Trust contains restrictive covenants.

NOTE: Original filed.

6 (10.10.2008) A Transfer of the land in this title dated 11 July 2008 made between (1) The Official Custodian For Charities and (2) The Town Council Of Northam contains restrictive covenants.

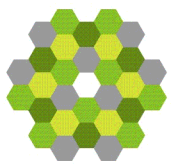
NOTE: Copy filed.

7 (22.04.2009) The Transfer dated 11 July 2008 referred to above contains a right of pre-emption in favour of The Official Custodian for Charities.

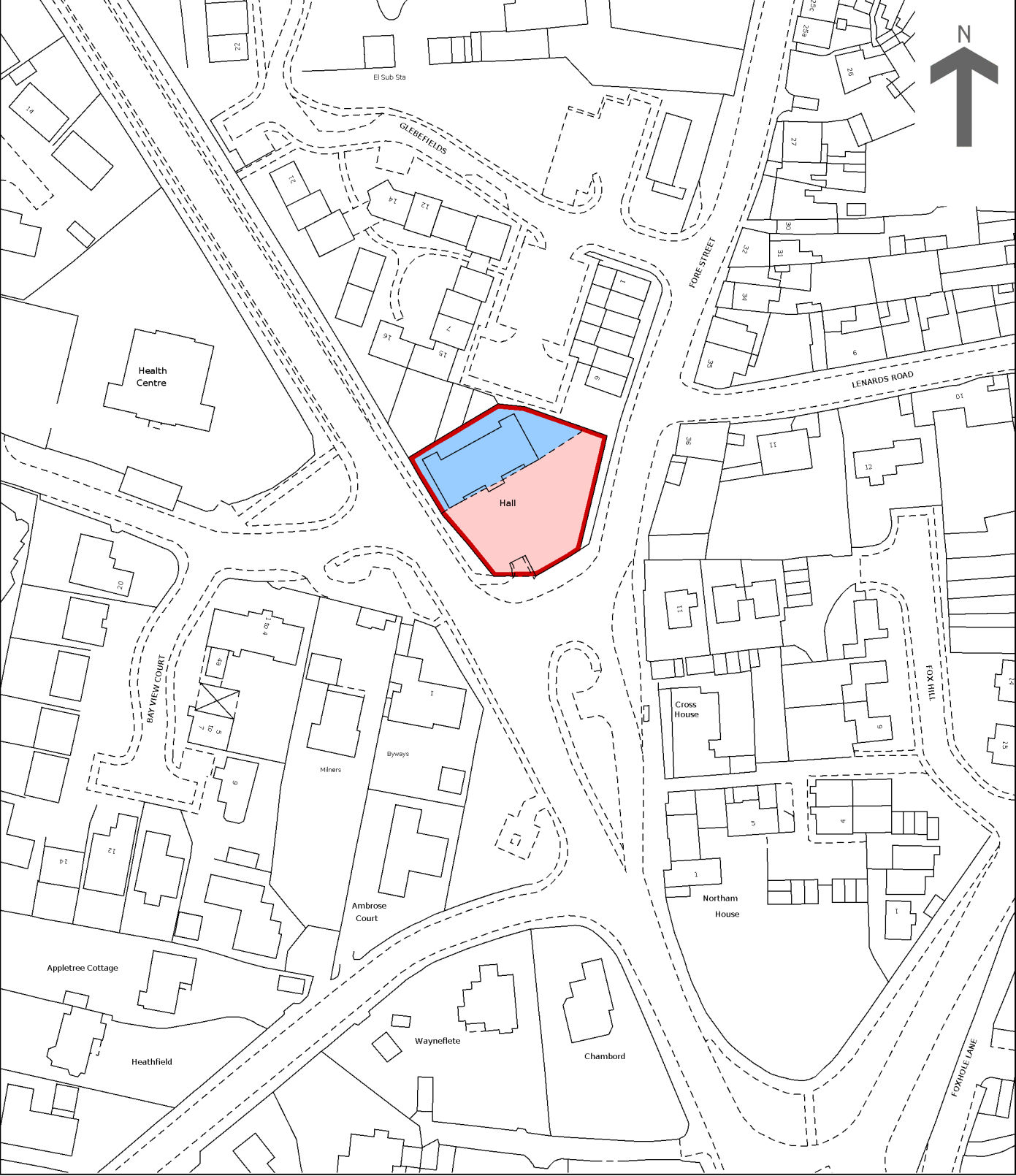
End of register

HM Land Registry Current title plan

Title number **DN436349**
Ordnance Survey map reference **SS4428NE**
Scale **1:1250**
Administrative area **Devon : Torridge**



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