



Official copy of register of title

Title number CU163467

Edition date 08.04.2005

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- Issued on 25 Oct 2017.
- 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 : SOUTH LAKELAND

- 1 (31.01.2001) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land at Tanpits Lane, Burton-in-Kendal.
- 2 (31.01.2001) The land was formerly copyhold of the Manor of Burton and the rights saved to the lord by the 12th Schedule of the Law of Property Act 1922 are excepted from the registration.

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 (31.01.2001) PROPRIETOR: IAN DAVID WHITTAKER and SUSAN RACHEL WHITTAKER of Camsgill, Preston Patrick, Milnthorpe, Cumbria LA7 7NY.
- 2 (31.01.2001) The price stated to have been paid on 17 January 2001 was £25,000.

C: Charges Register

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

- 1 (31.01.2001) A Conveyance of the land coloured pink and coloured blue dated 26 March 1981 made between 1) Hedley Colin Richardson and June Margaret Evelyn Richardson (Vendors) and 2) Yolande Joseph Thurnhill (Purchaser) contains the following covenants by the Vendors:-

"The Vendors hereby jointly and severally covenant with the Purchaser (to the intent that the burden of this covenant may run with and bind the land edged brown on the plan annexed hereto and every part of such land and to the intent that the benefit of this covenant may be annexed to and run with the lands edged blue and edged red on the plan annexed hereto and every part thereof). Not to use the said land edged brown

C: Charges Register continued

otherwise than as meadow or garden land and not to construct or place thereon or therein any building hut shed or other structure. The Vendors hereby jointly and severally covenant with the Purchaser (to the intent that the burden of this covenant may run with and bind the land edged green on the plan annexed hereto and every part of such land and to the intent that the benefit of this covenant may be annexed to and run with the lands edged blue and edged red on the plan annexed hereto and every part thereof). Not to build on the said land edged green save to construct a single private dwellinghouse to be known as "The Croft" (with the usual domestic outbuildings) and not to use the said land edged green otherwise than for the purposes of a single private dwellinghouse (in which no business is carried on) and for the purposes of garden ground appurtenant to such dwellinghouse."

NOTE: The lands edged brown, edged red, edged blue and edged green referred to are tinted yellow, pink, blue and mauve respectively on the filed plan.

- 2 (31.01.2001) The land tinted yellow and tinted mauve on the filed plan is subject to the following rights granted by a Conveyance of the land edged blue on the filed plan dated 9 February 1987 made between 1) Headley Colin Richardson and June Margaret Evelyn Richardson (Vendors) and 2) John Frederick Dilworth Wood and Barbara Wood (Purchasers):-

"Together with the right for the Purchasers and their successors in title the owner or owners for the time being of the property hereby conveyed to the free passage and running of water and soil through the sewer or drain and manhole situate on the land retained by the Vendors at the point indicated "M.H." on the said plan with power to enter on the said land retained by the Vendors at reasonable times and on reasonable notice (except in the case of emergency) for the purpose of cleaning repairing and renewing the said sewer or drain doing as little damage as possible to the retained land and making good and compensating for all damage caused or occasioned thereby the purpose of such rights being limited to use of the property as a single private dwellinghouse only."

NOTE: 1. Copy plan in Certificate. Copy plan filed.

NOTE: 2. The retained land referred to comprised the land tinted yellow and mauve on the filed plan and other land.

- 3 (31.01.2001) The Conveyance dated 9 February 1987 referred to above contains the following covenants by the Vendors.

"The Vendors hereby jointly and severally covenant with the Purchaser (to the intent that the burden of this covenant may run with and bind the land hatched green on the plan annexed hereto and every part of such land and to the intent that the benefit of this covenant may be annexed to and run with the property hereby conveyed and every part thereof) not to build on the said land hatched green any building of any kind whatsoever such covenant to enure for a period of thirty years from the date hereof."

NOTE: The land hatched green referred to is the land in this title.

- 4 (08.04.2005) A Transfer dated 7 January 2005 made between (1) Ian David Whittaker and Susan Rachel Whittaker and (2) Pamela Mary Elletson contains restrictive covenants.

NOTE: Copy filed.

End of register

HM Land Registry Official copy of title plan

Title number **CU163467**
Ordnance Survey map reference **SD5276NE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Cumbria : South Lakeland**



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