



Title register for:

Clare House Surgery, Newport Street, Tiverton, EX16 6NJ (Freehold)

Title number: DN481015

Accessed on 26 July 2023 at 11:41:40

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Register summary

Title number	DN481015
Registered owners	Francis Patrick O'kelly Clare House Surgery, Newport Street, Tiverton EX16 6NJ Paul Jonathan Backhouse Clare House Surgery, Newport Street, Tiverton EX16 6NJ Edward Thomas Royds Fitzherbert Clare House Surgery, Newport Street, Tiverton EX16 6NJ James Maynard Wood Clare House Surgery, Newport Street, Tiverton EX16 6NJ
Last sold for	No price recorded

A: Property Register

This register describes the land and estates comprised in this title.

Entry number	Entry date	
1	2003-06-12	<p>DEVON : MID DEVON</p> <p>The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Clare House Surgery, Newport Street, Tiverton (EX16 6NJ).</p>
2	2003-06-12	<p>The land has the benefit of the following rights reserved by a Conveyance of land on the north, east and south sides of the land in this title dated 6 November 1955 made between (1) George Lowe and others (Vendors) (2) Sir John Heathcoat Amory (Purchaser) and (3) The Mayor Aldermen And Burgessess of The Borough of Tiverton (the Council):-</p> <p>"Excepting and Reserving unto the Vendors and their successors in title the owner or owners for the time being of the dwellinghouse and premises comprising Clare House aforesaid (hereinafter called "the retained property") their servants and licensees</p> <p>(i) A right of way with or without vehicles and animals at all times and for all purposes to pass and repass over and along the new roadway to be made by the Council to and from the entrances and exit to be made to the retained property and from and to Newport Street Tiverton aforesaid and</p> <p>(ii) A right of entrance into Market Terrace Tiverton aforesaid"</p>

The land tinted blue on the filed plan has the benefit of the following rights granted by a Transfer thereof dated 4 June 2003 made between (1) Mid Devon District Council (Transferor) and (2) John Nicholas Alexander Bloom and Others and John Nicholas Alexander Bloom (Transferees) :-

"1. Definitions and Interpretation

.....

1.4 'the Perpetuity Period' means the period of 80 years commencing on the date of this transfer

.....

1.6 'the Retained Land' means the access road edged yellow on the Plan retained by the Transferor

...

1.7 'Services' means water soil effluent gas fuel oil electricity telephone telephonic signals television visual audio fax electronic mail data information communications and other services

1.8 'Service Apparatus' means sewers drains channels pipes watercourses gutters wires cables ducts flues conduits laser optics fibres electronic data or impulse communication transmission or reception systems and other conducting media and associated equipment

.....

Rights granted for the benefit of the Property

2.1 The Property is transferred together with the following rights

2.1.1 a right of way at all times for all purposes to pass and repass with or without vehicles over that part of the Retained Land shown hatched yellow on the Plan

2.1.2 a right to use all Service Apparatus laid or to be laid under the Retained Land for the passage of Services and for all purposes connected with the use and enjoyment of the Property and not for any other purpose

2.1.3 a right of way on foot between the points marked A and B on the Plan for the purpose of gaining access to and egress from the path leading to Market Terrace

2.1.4 the right for the Transferee and its successors in title the owners of the Property at all times on giving the Transferor or its successors in title the owners of the Retained Land not less than 14 days notice in writing (except in the case of emergency when as much notice as is practical shall be given):-

(a) to enter on so much as is reasonably required of the Retained Land to repair renew maintain inspect replace and clean the Service Apparatus laid or to be laid thereunder and within the Perpetuity Period to lay Service Apparatus under the Retained Land in order to obtain Services through such apparatus

(b) to enter on a strip of land 2 metres wide outside the southern and eastern boundaries of the Property for the purpose of inspecting maintaining repairing or rebuilding the boundary walls of the Property

the Transferee causing no unnecessary damage to the Retained Land in the exercise of the rights and making good without delay to the Transferor's reasonable satisfaction any damage caused in the exercise of the rights

SAVE THAT (except in the case of emergencies) the Transferor reserves the power to direct when works on the Retained Land are to be carried out."

2	2013-03-05	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.
3	2018-05-11	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.
4	2018-05-11	RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 29 March 2018 in favour of Lloyds Bank PLC referred to in the Charges Register.

C: Charges Register

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

Class of Title: Title absolute

Entry number	Entry date	
1	2014-10-16	The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
2	2018-05-11	REGISTERED CHARGE dated 29 March 2018.
3	2018-05-11	Proprietor: LLOYDS BANK PLC (Co. Regn. No. 2065) Dept. No. 3282 of Pendeford Securities Centre, Pendeford Business Park, Wobaston Road, Wolverhampton WV9 5HZ.

4 2018-05-11 Deed dated 29 March 2018 made between (1) Sara-Jane Seymour and (2) Lloyds Bank Plc supplemental to the Charge dated 29 March 2018 referred to above.

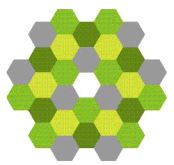
5 Registration Date : 16.10.2014
Plan Reference : Edged and numbered 1 in brown (Part of)
Property Description : Ground Floor Pharmacy

Date of Lease : 29.04.2014
Term : 10 years from 20.01.2014

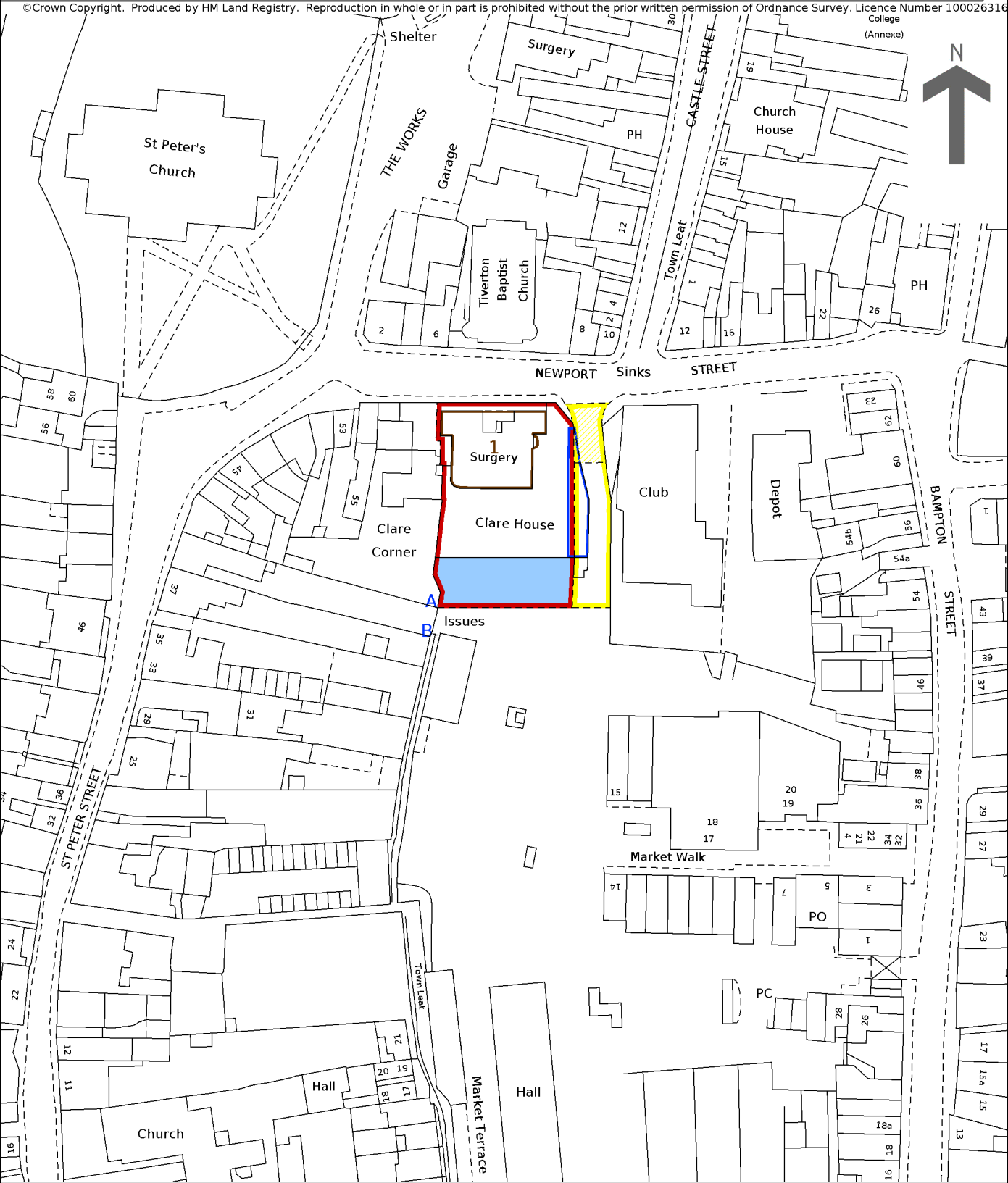
Lessee's Title : DN650613

HM Land Registry Current title plan

Title number **DN481015**
Ordnance Survey map reference **SS9512NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Devon : Mid Devon**



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This title is dealt with by HM Land Registry, Plymouth Office.



Title register for:

Castle Place Practice, Kennedy Way, Tiverton, EX16 6NP (Leasehold)

Title number: DN505175

Accessed on 26 July 2023 at 11:57:43

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Register summary

Title number	DN505175
Registered owners	NHS Property Services Limited 99 Gresham Street, London EC2V 7NG
Last sold for	No price recorded

A: Property Register

This register describes the land and estates comprised in this title.

Entry number	Entry date	
1	2004-12-02	DEVON : MID DEVON The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and

		being Land at Kennedy Way, Tiverton.
2	2004-12-02	The Transfer dated 23 March 2001 referred to in the Charges Register contains provisions relating to the use of the land.
3	2004-12-02	Short particulars of the lease(s) (or under-lease(s)) under which the land is held: Date : 3 June 2004 Term : 30 years less three days from and including 18 April 2004 Parties : (1) Tiverton Healthcare Facilities Limited (2) The Mid Devon Primary Care Trust
4	2004-12-02	There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.
5	2004-12-02	The landlord's title is registered.
6		Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered 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.

Class of Title: Title absolute

Entry number **Entry date**

1	2018-05-03	PROPRIETOR: NHS Property Services Limited (Co. Regn. No. 7888110) of 99 Gresham Street, London EC2V 7NG.
2	2018-05-03	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.

Class of Title: Title absolute

Entry number	Entry date	
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1	2004-12-02	<p>A Conveyance of the freehold estate in the land in this title and other land dated 6 August 1963 made between (1) The Mayor Alderman and Burgesses of the Borough of Tiverton (Council) and (2) Globe Elastic Thread Company Limited (Company) contains the following covenants:-</p> <p>"THE Company hereby covenants with the Council as follows:-</p> <p>(a) Not to erect on the said piece of land any buildings except for use as industrial buildings and ancillary buildings</p> <p>(b) To erect and forever thereafter to maintain suitable stockproof fences to divide the said piece of land from the adjoining portion of Ordnance Survey Number 1926 retained by the Council</p> <p>(c) To comply with the condition of approval of Planning Consent as to the planting of trees along the north western boundary of the said piece of land."</p>
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2 2004-12-02 The land is subject to the following rights reserved by the Conveyance dated 6 August 1963 referred to above:-

"Except and Reserved to the Council the right to lay and maintain a public sewer across the said piece of land as indicated on the said plan."

NOTE: Copy plan filed under DN270426.

3 2004-12-02 The land is subject to the following rights granted by a Transfer of the land lying to the west of the land in this title dated 23 December 1997 made between (1) Mid Devon District Council (District Council) and (2) Devon County Council (County Council):-

"THE District Council hereby grant unto the County Council the right to enter onto and remain upon the District Council's adjoining retained land as is necessary for all purposes in connection with the carrying out of the accommodation works herein mentioned.

THE County Council hereby covenants with the District Council that it will carry out the accommodation works specified in the Schedule hereto such works to be carried out upon the edged red land:

(a) when completed the said accommodation works shall be and become the absolute property of the County Council free from and against all costs charges claims and demands whatsoever arising directly or indirectly out of or by reason of carrying out the said accommodation works or in consequence of any omission to carry out works on the land of the County Council other than the said accommodation works

(b) be deemed to attach for the benefit of the

edged red and unless otherwise provided all fencing of whatever description constructed erected or placed along the new boundary line shall be deemed to be so done on the land of the County Council.

THE SCHEDULE

Accommodation works

1. Make good the exposed ends of the hedgebank.
2. Plant a double-staggered row of quick-thorn plantings in front of the boundary upon the edged red land.
3. Construct behind the plantings mentioned in paragraph 2 above upon the boundary marked AB upon the said plan a preservative-treated timber post and four-rail fence."

NOTE: The edged red land referred to is the land transferred. The District Council's land referred to is the land in this title. Points AB are reproduced on the title plan.

4	2004-12-02	Right of pre-emption in favour of Mid Devon District Council which will subsist upon the terms therein mentioned contained in a Transfer of the freehold estate in the land in this title and other land dated 23 March 2001 made between (1) Mid Devon District Council and (2) Exeter and District Community Health Service National Health Service Trust.
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NOTE: Copy filed under DN270426.

5	2004-12-02	By the Transfer dated 23 March 2001 referred to above, the covenants referred to in the Conveyance dated 6 August 1963 were expressed to be
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released.

6 2004-12-02 The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.

In addition, certain leases grant the exclusive right to use parking spaces as more particularly described in the Schedule of Leases.

7 2013-05-22 Right of pre-emption in favour of the Secretary of State for Health contained in paragraph 9(4) of the Health and Social Care Act 2012 Devon Primary Care Trust Property Transfer Scheme 2013.

NOTE:-Copy filed under DN316190.

8 Registration Date : 15.12.2004
Plan Reference : Edged and numbered 1 in blue (part of)
Property Description : The Medical Centre, Tiverton Hospital
Date of Lease : 21.09.2004
Term : 30 years (less 6 days) from 18.4.2004
Lessee's Title : DN505774
NOTE: This lease grants the exclusive right to use the parking spaces edged and numbered 2, 3, 4 and 5 in blue on the title plan

9 Registration Date : 03.12.2004
Plan Reference : Edged and numbered 6 in blue (part of)
Property Description : The Pharmacy, Tiverton Hospital
Date of Lease : 04.06.2004
Term : 30 years from 18 April 2004

Lessee's Title : DN505251

10

Registration Date : 04.08.2006

Plan Reference : Edged and numbered 7 and 8 in
blue (part of)

Property Description : Rooms 1165 and 1166,
Tiverton Hospital

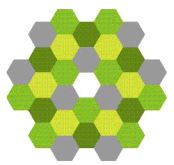
Date of Lease : 10.05.2006

Term : From and including 01.12.2005 and
ending on and
including 30.11.2015

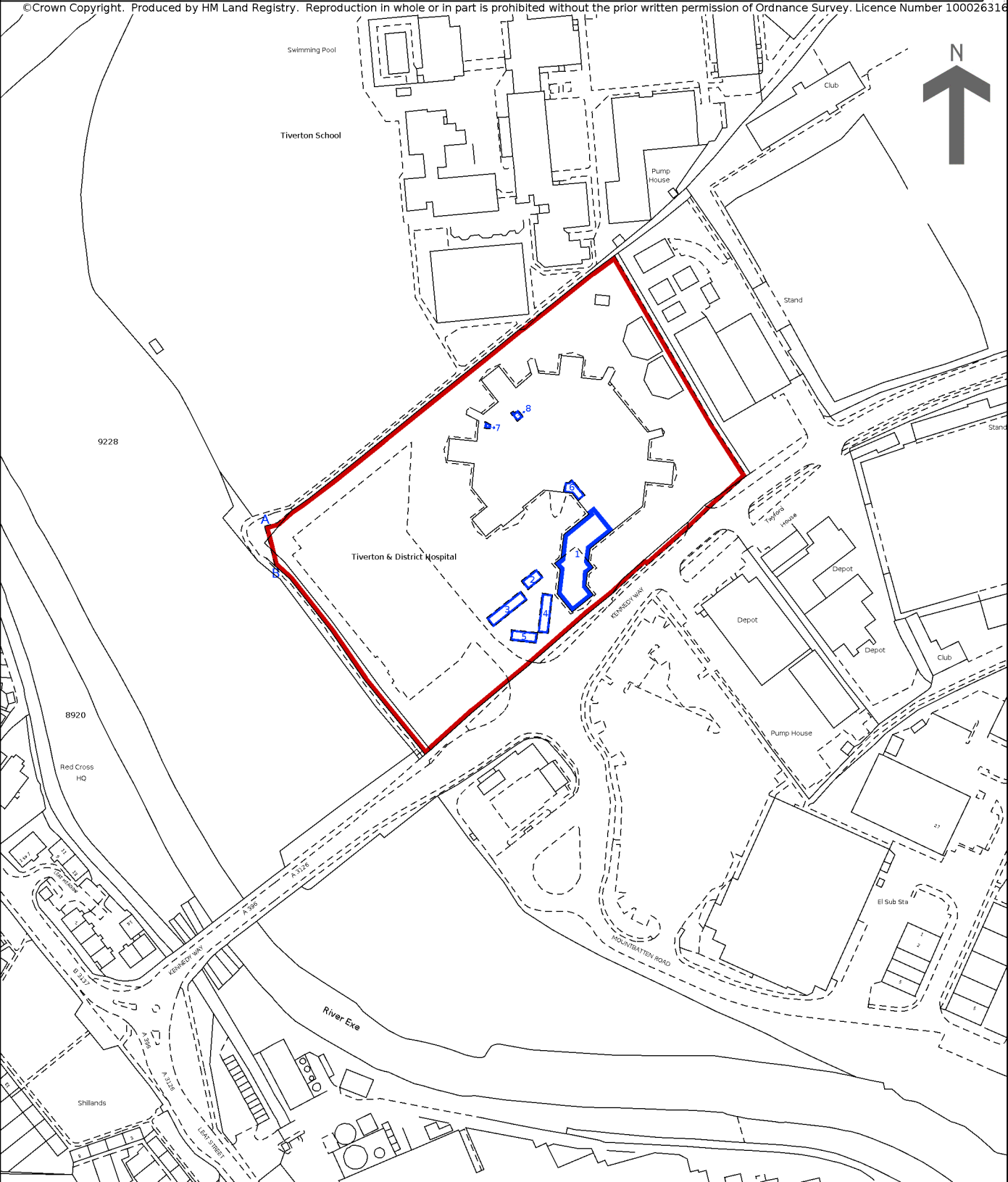
Lessee's Title : DN536340

HM Land Registry Current title plan

Title number **DN505175**
Ordnance Survey map reference **SS9513SW**
Scale **1:2500**
Administrative area **Devon : Mid Devon**



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Title register for:

29 Lower Town, Sampford Peverell, Tiverton, EX16 7BJ (Freehold)

Title number: DN334418

Accessed on 26 July 2023 at 11:52:38

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Register summary

Title number DN334418

Registered owners John Hugh Sheridan
39 Gras Lawn, Exeter EX2 4SS

Last sold for No price recorded

A: Property Register

This register describes the land and estates comprised in this title.

Entry number	Entry date	
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1	1993-10-29	DEVON : MID DEVON
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The Freehold land shown edged with red on the plan of the above Title filed at the Registry and

being 29 Lower Town, Sampford Peverell, Tiverton (EX16 7BJ).

B: Proprietorship Register

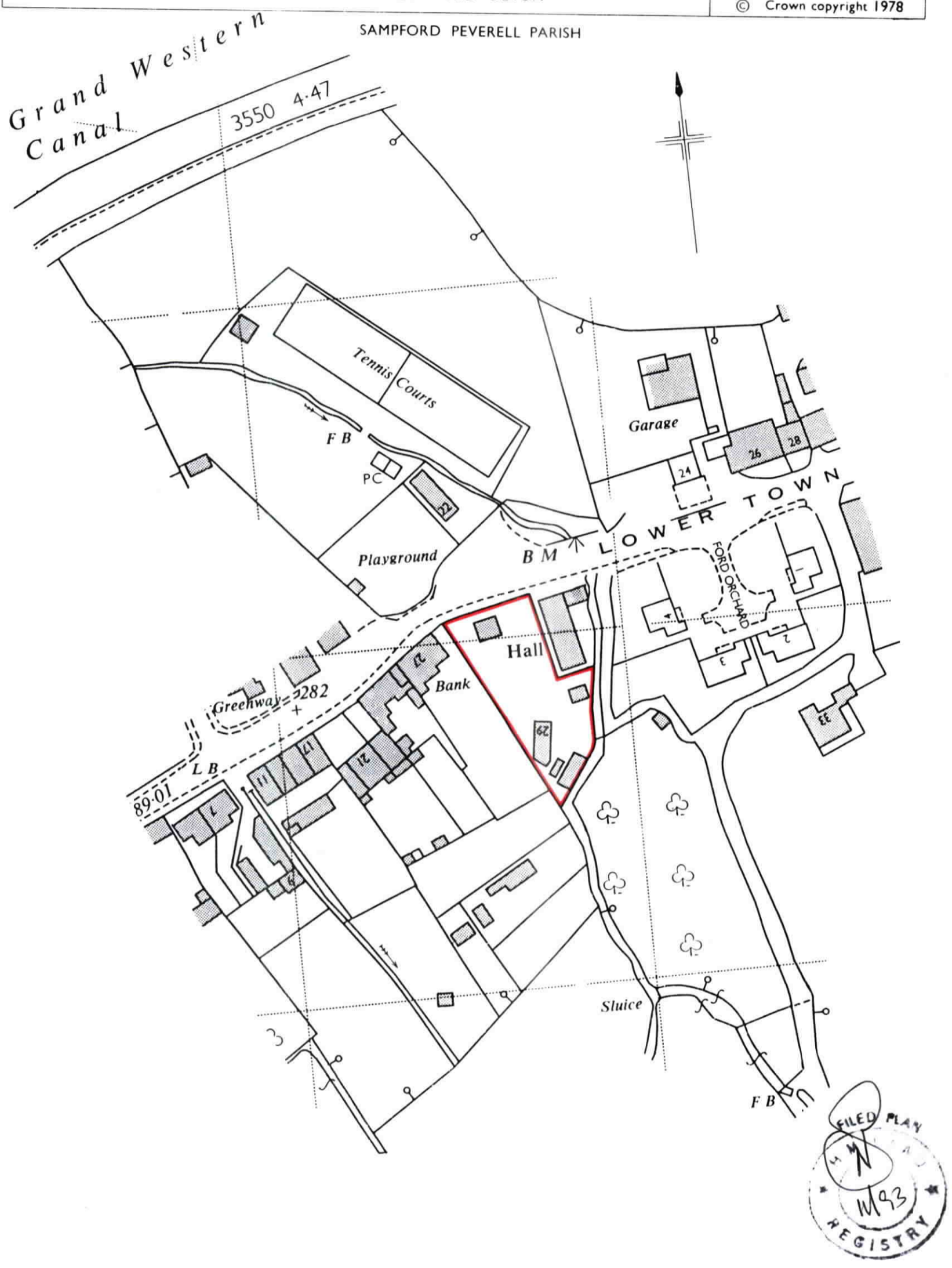
This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Class of Title: Title absolute

Entry number	Entry date	
1	2010-06-21	PROPRIETOR: JOHN HUGH SHERIDAN of 39 Gras Lawn, Exeter EX2 4SS.
2	1998-02-26	A Transfer of the land in this title dated 16 February 1998 made between (1) Martin John Radford (Transferor) and (2) John Hugh Sheridan and Miriam Linda Ann Gwynne Sheridan (Transferees) contains Transferees personal covenant(s) details of which are set out in the schedule of personal covenants hereto.
3	2015-07-13	The proprietor's address for service has been changed.
4		<p>The following are details of the personal covenants contained in the Transfer dated 16 February 1998 referred to in the Proprietorship Register:-</p> <p>The Transferees and their successors in title hereby covenant with the Transferor that they will not permit the property hereby transferred to be used as a means of access from the public highway shown coloured red on the plan bound up within to any property other than that hereby transferred.</p> <p>NOTE: The public highway coloured red referred to is Lower Town.</p>

H.M. LAND REGISTRY		TITLE NUMBER	
		DN334418	
ORDNANCE SURVEY PLAN REFERENCE	ST0314	SECTION D	Scale 1/1250 Enlarged from 1/2500
COUNTY DEVON	DISTRICT MID DEVON	© Crown copyright 1978	

SAMPFORD PEVERELL PARISH



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Title register for:

17 South View Close, Willand, Cullompton, EX15 2QP (Freehold)

Title number: DN497307

Accessed on 26 July 2023 at 12:11:23

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Register summary

Title number DN497307

Registered owners

James Lionel Rowbury

College Surgery, College Road, Cullompton EX15 1TG

Andrew Gregory Smith

College Surgery, College Road, Cullompton EX15 1TG

David Robert Jenner

College Surgery, College Road, Cullompton EX15 1TG

Hilary Margaret Harris

College Surgery, College Road, Cullompton EX15 1TG

Value stated

£97,000 on 03 May 2019

A: Property Register

This register describes the land and estates comprised in this title.

Entry number	Entry date	
1	2004-06-16	DEVON : MID DEVON The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Willand Surgery, 17 South View Close, Willand, Cullompton (EX15 2QP).
2	2004-06-16	The land has the benefit of the rights granted by but is subject to the rights reserved by the Conveyance dated 22 October 1976 referred to in the Charges Register.
3	2004-06-16	The Conveyance dated 22 October 1976 referred to in the Charges Register contains a provision as to boundary structures.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Class of Title: Title absolute

Entry number	Entry date	
1	2019-05-03	PROPRIETOR: JAMES LIONEL ROWBURY, ANDREW GREGORY SMITH, DAVID ROBERT JENNER and HILARY MARGARET HARRIS of College Surgery, College Road, Cullompton EX15 1TG.
2	2007-07-05	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.

3	2019-05-03	The value stated as at 3 May 2019 was £97,000.
4	2019-05-03	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.
5	2019-05-03	RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 2 May 2019 in favour of The Royal Bank of Scotland PLC referred to in the Charges Register.

C: Charges Register

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

Class of Title: Title absolute

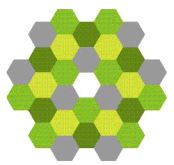
Entry number	Entry date	
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1	2004-06-16	<p>A Conveyance of the land in this title dated 22 October 1976 made between (1) Frederick Powell & Son Limited and (2) John Simpson Thomas Tallack and Others contains restrictive covenants.</p> <p>NOTE 1: No further details of the Conveyance dated 12 September 1973 made between The Reverend Geoffrey Michael Fraser and Mary Fraser (1) and Frederick Powell & Son Limited (2) referred to in the above Conveyance were provided on first registration. The matters in the Conveyance dated 12 September 1973 made between (1) The Exeter Diocesan Board of Finance Limited (2) Margaret</p>
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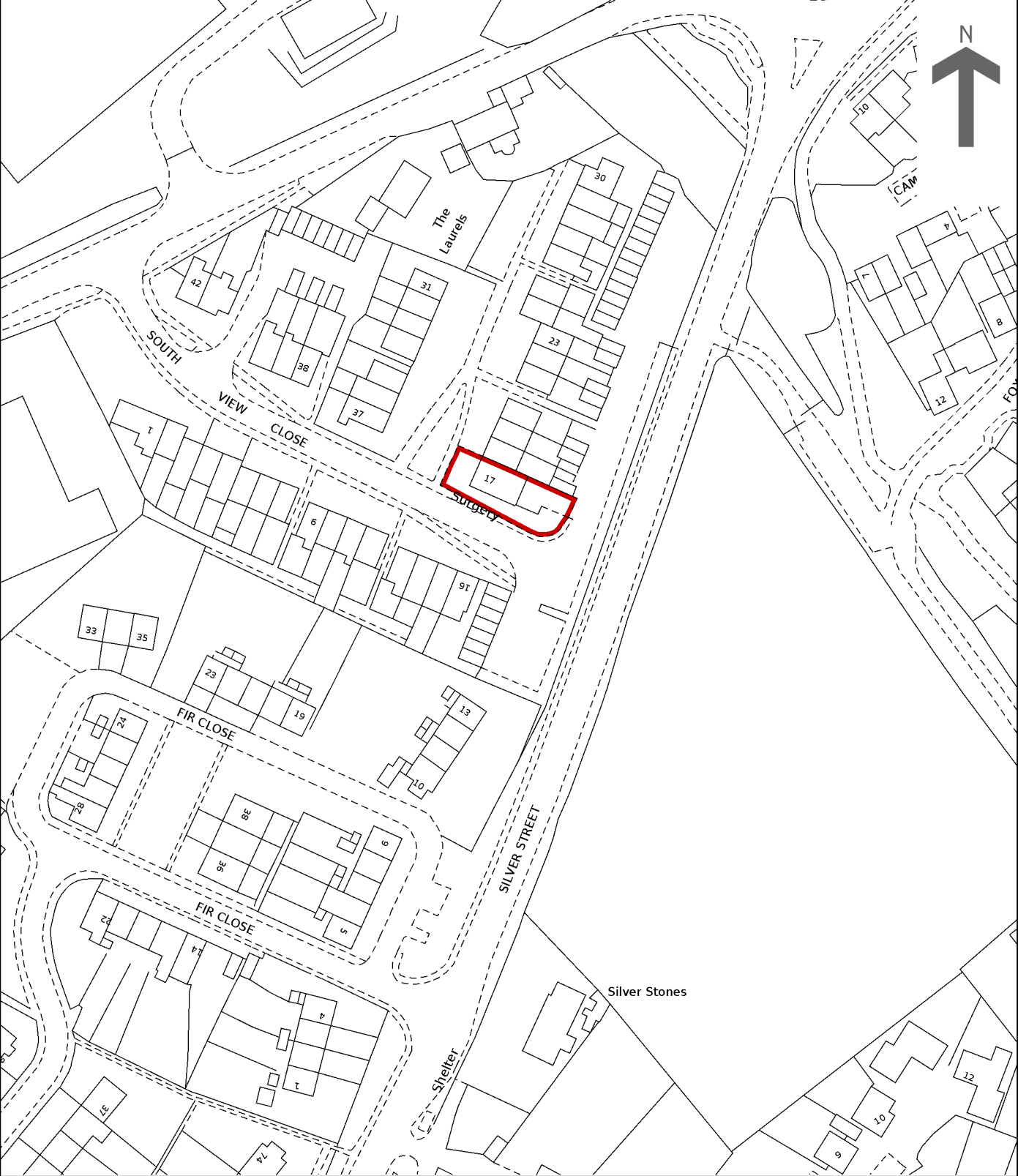
Elizabeth Oliver and Clarence Courtier and (3)
Frederick Powell & Son Limited do not affect the
land in this title

NOTE 2: Copy filed.

2	2019-05-03	REGISTERED CHARGE dated 2 May 2019.
3	2019-05-03	Proprietor: THE ROYAL BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC083026) of Credit Documentation Department, 8th Floor, 1 Hardman Boulevard, Manchester M3 3AQ.



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