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# Official copy of register of title

Title number ST192762

Edition date 18.02.2008

- This official copy shows the entries on the register of title on 07 JUL 2020 at 15:52:02.
- 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 07 Jul 2020.
- 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, Plymouth Office.

## A: Property Register

This register describes the land and estate comprised in the title.

NORTH SOMERSET

- 1 (25.01.2001) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 8 Herbert Road, Clevedon (BS21 7ND).

## 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 (30.12.2002) PROPRIETOR: WAYNE MARK JONES of Flat 2, 8 Herbert Road, Clevedon, North Somerset BS21 7ND.
- 2 (30.12.2002) The Transfer to the proprietor contains a covenant to observe and perform the covenants by the landlord contained in the leases 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 (25.01.2001) A Conveyance of the land in this title and other land dated 18 April 1863 made between (1) Sir Arthur Hallam Elton (Grantor) (2) George Wylde Tilly (Grantee) and (3) William Pugh contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 (25.01.2001) 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.

## Schedule of restrictive covenants

## Title number ST192762

1 The following are details of the covenants contained in the Conveyance dated 18 April 1863 referred to in the Charges Register:-

COVENANT by the Grantee for himself his heirs executors and administrators with the Grantor his heirs and assigns ----- AND ALSO that the Grantee his heirs or assigns would at his and their own costs in a good and substantial manner erect and complete externally and internally and make fit for habitation and use on each of said pieces of land thereby granted one Dwelling-house and no more the Dwelling-houses to be erected on said pieces of Land shewn on said Plan by the Nos 1,2,3 and 4 to be completed and fit for habitation on or before 25th March 1864 the Dwelling-houses to be erected on said pieces of land shewn on said Plan by the Nos 5,6,7 and 8 to be completed and fit for habitation on or before 25th March 1865 the Dwelling-houses to be erected on said pieces of Land shewn on said plan by the Nos 9,10, 11 and 12 respectively to be completed fit for habitation on or before 25th March 1866 and the Dwelling-houses to be erected on the two pieces of land shewn on said Plan by the Nos 13 and 14 to be complete and fit for habitation on or before 29th September 1866 and would expend in and about the erection of each of such Dwellinghouses £400 at the least and that such Dwellinghouses should front said proposed new Road and be set back 20 feet at least from such road and would construct the fronts backs and sides of such Dwellinghouses either of Freestone or of the native Stone and the quoins and mullions of Freestone or magnesian Limestone and would cover with Slate the roofs thereof and would make and finish the exterior of such Dwellinghouses according to such designs and plans in every respect as should have been previously approved of by the Architect or Surveyor for the time being of the Grantor his heirs or assigns

AND would at his and their own costs erect and finish the Boundary fence of the Land thereby granted of the materials and in manner following (that was to say) fronting the said proposed new Road a good wall with penant or freestone coping not exceeding 2 feet in height surmounted by an Iron Railing of an uniform pattern and the Gateway pillars should be of ornamental designs in freestone or Magnesian Limestone and on the north east side a good stone wall with neat Brick or stone copings such wall with copings not to exceed 6 feet in height (except where such wall should form part of the Dwellinghouse to be erected on said piece of Land) the height to be in all cases measured from the then present level of the ground and would not erect any wall or Boundary fence on the South West and North West sides of the land thereby granted which was bounded on those sides respectively by the Walls respectively erected by said J. Horne William Randall and T. Willcox and would within one year from the date thereof pay to said J. Horne Wm. Randall and Thomas Willcox their respective heirs or assigns one equal moiety of the costs attending the erection by them respectively of such last mentioned Boundary Walls to the height of 6 feet only from the level of the ground such costs to be ascertained in case of difference by the said Architect or Surveyor And also would at his and their own expense make and complete the footway of the width of 6 feet and also the Roadway in front of the width of 24 feet And also would not at any time thereafter build or permit to be built on the land thereby granted more than 14 Dwellinghouses or any buildings whatsoever between said Dwellinghouses and the proposed New Road fronting said land or between each of the said Dwellinghouses and the north eastward and Southwestward sides of the land thereby granted except boundary or fence walls and that no buildings should be erected behind any of the said Dwellinghouses except a Hothouse or Conservatory and that such additional buildings should not exceed 20 feet in height from the then present level of the ground

And would not at any time thereafter erect fix or use or permit or suffer to be erected fixed or used upon the land thereby granted or in any building or erection for the time being standing thereon any Steam Engine And also would not use or carry on or permit or suffer to be used or carried on in or upon the premises thereby granted or any part or parts thereof the Trade or business of a Tavern Keeper Alehouse Keeper or Retailer of Beer or any other Liquors or keeper of any place of Public Entertainment or Slaughterman Butcher Tallow Melter Soap Maker Brewer Distiller Limeburner Farrier Founder or Smith Shopkeeper or any noisy noisome or offensive Trade business or occupation whatsoever And also that the Grantee his heirs or assigns should construct all such Drains as might be proper for the effectual drainage of the Dwellinghouses to be erected on the land thereby granted into

## Schedule of restrictive covenants continued

the Main Sewer constructed by the Grantor and would make the same of a size and in a direction to be approved of by said Architect or Surveyor And also would not permit any other person to make any communication with such Drain nor permit the Drain or Drains from any House standing on other land than that thereby granted to communicate with the Drains of the Grantee or to pass through the Land thereby granted without the previous consent in writing of the Grantor his heirs or assigns And also would on or before completion of each such Dwellinghouses pay to the Grantor his executors or administrators £6 Sterling towards the costs incurred by him in making said Main Sewer And also would not quarry or permit to be quarried any Stone out of the Land thereby granted except for the purpose of building thereon.

NOTE: The land in this title forms part of Plot 9 referred to.

## Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	23.03.1987 1(Part of)	Flat 3 (Top Floor)	04.10.1977 999 Years	AV136506
2	24.03.1998 1(Part of) 2, 3	Flat 1(Ground Floor & Basement)	20.10.1977 999 Years	ST154091
3	30.12.2002 1 (part of)	Flat 2 (First Floor Flat)	05.12.2002 999 years from 4.10.1977	st212537

End of register