

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



# Official copy of register of title

Title number CL339486

Edition date 23.04.2018

- This official copy shows the entries on the register of title on 18 AUG 2021 at 13:17:46.
- 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 18 Aug 2021.
- 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. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

CORNWALL

- 1 (23.04.2018) The Leasehold land demised by the lease referred to below which lies within the area shown edged with red on the plan of the above Title filed at the Registry and being Studio Flat 3, 48 Meneage Street, Helston (TR13 8QY).

NOTE: The flat is on the ground floor.

- 2 (23.04.2018) The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.
- 3 (23.04.2018) The land has the benefit of the following rights granted by a Deed of Grant dated 13 October 1954 made between (1) Arthur Evely Lee (Grantor) and (2) James Raymond Rowe (Grantee):-

"WHEREAS (1) The Grantor is seised in fee simple in possession free from incumbrances of the property known as No 50 Meneage Street in the said Borough of Helston which property includes the wall between No 50 Meneage Street aforesaid and No 48 Meneage Street in the said Borough of Helston which wall is delineated on the plan attached hereto and thereon coloured green and red and the Grantee is seised in fee simple in possession of the adjoining property known as No 48 Meneage Street aforesaid.(2) The Grantee intends forthwith to erect upon the one half of the width of the said wall coloured red on the said plan of a length of twenty seven feet a further wall and part of a roof. The Grantor as beneficial owner hereby grants unto the Grantee in fee simple FULL right and liberty at all times hereafter to have the said proposed wall and roof to a height not exceeding two and a half feet supported upheld and maintained on the said half in width of the said wall coloured red of a length of twenty seven feet on the said plan.2. FOR the benefit of the Grantor and his successors in title owners and occupiers of No 50 Meneage Street aforesaid the Grantee hereby covenants with the Grantor as follows:-(a) That the Grantee and the persons deriving title under him will not at any time hereafter construct any windows in the proposed wall or roof overlooking the Grantors property No 50 Meneage Street aforesaid.(b) That the Grantee and the persons deriving title

## A: Property Register continued

under him will not at any time permit any water to drain from the said proposed wall or roof on to the said property on to the said property of the Grantor No 50 Meneage Street aforesaid.(c) To compensate the Grantor for any damage done to the property of the Grantor caused by the erection of the proposed wall and roof or by the repair thereof."

*NOTE: Copy plan filed under CL130776.*

- 4 (23.04.2018) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:  
Date : 27 March 2018  
Term : 999 years from and including 27 March 2018 to and including  
26 March 3017  
Parties : (1) Dominic James Wass  
(2) Amanda Wass
- 5 (23.04.2018) The Lease prohibits or restricts alienation.
- 6 (23.04.2018) The landlord's title is registered.

## 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 (23.04.2018) PROPRIETOR: AMANDA WASS of Old Vicarage Hall, Breage, Helston TR13 9PU.
- 2 (23.04.2018) The price, other than rents, stated to have been paid on the grant of the lease was £1.

### End of register