

Below is a sample Title Deeds package, where we will illustrate the differences between the basic and comprehensive packages



THIS IS THE TITLE REGISTER - INCLUDED IN BOTH THE BASIC AND COMPREHENSIVE PACKAGES

Official copy of register of title

Title number BD99196

Edition date 29.03.2012

- This official copy shows the entries on the register of title on 15 JUN 2017 at 07:57:18.
- 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 15 Jun 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, Peterborough Office.

A: Property Register

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

CENTRAL BEDFORDSHIRE

- 1 (08.12.1982) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 2 Lychgate, Sundon, Luton (LU3 3PG).
- 2 The land has the benefit of the following rights granted by but is subject to the following rights reserved by a Conveyance thereof and other land dated 20 October 1982 made between (1) South Bedfordshire District Council (Vendor) and (2) McCann Homes Limited (Purchaser):-

"TOGETHER WITH the right for the Purchaser and its successors in title to connect to and use the private foul water sewer beneath the surface of the said land in the position shown by a blue line on the plan annexed hereto but EXCEPT and RESERVED to the Vendor and its successors in title in fee simple the owners and occupiers for the time being of the adjoining and neighbouring land of the Vendor the unimpeded passage and running of water and soil through and by all or any of the channels sewers drains and water courses which now exist or which shall hereafter be made or exist (but not later than the expiration of the period of 80 years from the date hereof which shall be the perpetuity period applicable hereto) in upon or under any part of the land hereby conveyed TOGETHER WITH the right for the Vendor and its said successors to enter upon the land hereby conveyed for the purpose of maintaining repairing and constructing a new the said channels sewers drains and watercourses the Vendor and its said successors making good any damage occasioned by its or their entry".

NOTE: Copy plan filed under BD94459.

THE DOCUMENT REFERRED TO HERE IS SHOWN BELOW AS 'FILED DEED 1'

- 3 A Deed dated 4 March 1983 made between (1) South Bedfordshire District Council and (2) McCann Homes Limited is expressed to grant the following rights:-

"The Council as Beneficial Owner HEREBY GRANTS unto McCanns and their successors in title and all persons deriving title under them owners and occupiers for the time being of the land comprised in the said Conveyance dated the 20th October 1982 and of each and every part thereof full right and liberty for the benefit of the land comprised in the said Conveyance dated the 20th October 1982 and of the buildings from time to time erected thereon for McCanns and their said successors

A: Property Register continued

and those deriving title under them as aforesaid to pass and repass with or without vehicles over the said land coloured yellow TO HOLD the same unto McCanns in fee simple

MCCANNS HEREBY COVENANT for themselves and their said successors and those deriving title under them to bear pay and discharge all expenses from time to time incurred in keeping the said land coloured yellow on the said plan in a reasonable state and fit for the vehicular and pedestrian traffic using the same."

NOTE: The land coloured yellow referred to is tinted brown on the filed plan. The Conveyance dated 20 October 1982 is that referred to above.

4 The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 12 August 1983 referred to in the Charges Register.

5 The Transfer dated 12 August 1983 referred to above contains provisions as to light or air and boundary structures.

NOTE 1: The rights set out in the Property Register of title BD94459 and mentioned in the above Transfer are set out above in so far as they affect the land in this title

NOTE 2: The access and private foul sewer referred to in clause (f) of the Second Schedule to the above Transfer are shown respectively by brown colouring and a blue line on the plan to the Conveyance dated 20 October 1982 referred to above.

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 (29.03.2012) PROPRIETOR: TIMOTHY STEPHEN BLOYCE of 2 Lychgate, Sundon, Luton LU3 3PG.
- 2 (24.07.2002) The price stated to have been paid on 31 May 2002 was £128,950.
- 3 (29.03.2012) 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 (29.03.2012) 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 20 March 2012 in favour of Barclays Bank PLC referred to in the Charges Register.

C: Charges Register

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

- 1 A Transfer of the land in this title dated 12 August 1983 made between (1) McCann Homes Limited and (2) Linda Elizabeth Butcher contains restrictive covenants.

NOTE: Original filed.

THE DOCUMENT REFERRED TO HERE IS SHOWN BELOW AS 'FILED DEED 2'

- 2 (29.03.2012) REGISTERED CHARGE dated 20 March 2012.
- 3 (29.03.2012) Proprietor: BARCLAYS BANK PLC (Co. Regn. No. 1026167) of P.O. Box 187, Leeds LS11 1AN.
- 4 (29.03.2012) The proprietor of the Charge dated 20 March 2012 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3)

Title number BD99196

C: Charges Register continued

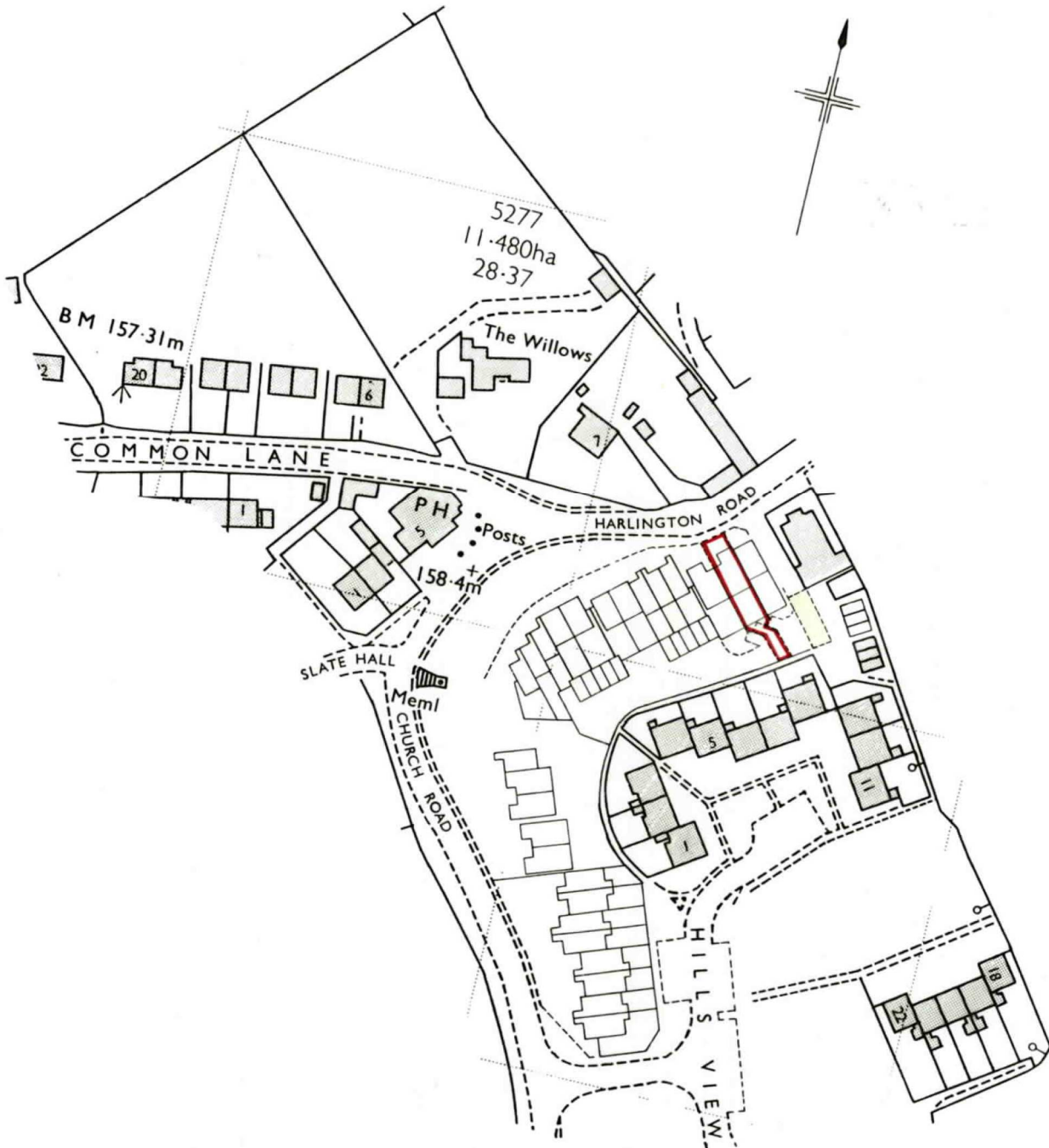
Land Registration Act 2002.

End of register

**THIS IS THE TITLE REGISTER - INCLUDED IN BOTH THE BASIC
AND COMPREHENSIVE PACKAGES**

H.M. LAND REGISTRY		TITLE NUMBER	
		BD99196 ✓	
ORDNANCE SURVEY PLAN REFERENCE	TL 0427	SECTION C	Scale 1/1250 Enlarged from 1/2500
COUNTY BEDFORDSHIRE	DISTRICT SOUTH BEDFORDSHIRE	© Crown copyright 1983	

SUNDON



THIS IS THE TITLE PLAN - INCLUDED IN BOTH THE BASIC AND COMPREHENSIVE PACKAGES



END OF BASIC TITLE DEEDS PACKAGE

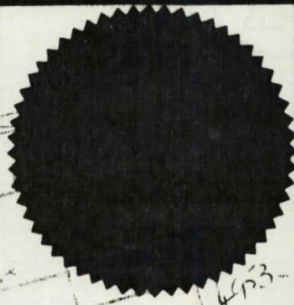
THE FOLLOWING DOCUMENTS ARE FILED DEEDS WHICH ARE ONLY INCLUDED IN THE COMPREHENSIVE TITLE DEEDS PACKAGE AND NOT IN THE BASIC PACKAGE

FILED DEEDS CAN ALSO BE PURCHASED INDIVIDUALLY IF REQUIRED

PLEASE NOTE, EVERY PROPERTY IS DIFFERENT - SOME HAVE MORE FILED DEEDS THAN OTHERS, SOME MAY HAVE NONE

SIMILARLY, FILED DEEDS ARE NOT ALL THE SAME - SOME MAY BE LONGER AND MORE DETAILED, OTHERS MAY BE SHORTER WITH LESS DETAIL

A FILED DEED IS SIMPLY ANY LEGAL DOCUMENT WHICH CONTAINS MATTERS AFFECTING THE PROPERTY. IT MAY BE AN EASEMENT, A TRANSFER, A MORTGAGE DEED OR ANY OTHER DOCUMENT WHICH HAS BEEN LODGED WITH THE LAND REGISTRY WHEN THE PROPERTY WAS REGISTERED OR AT ANYTIME THEREAFTER



FILED DEED 1

PLAN REFERRED TO IN
PARAGRAPH A2 OF THE
TITLE REGISTER



4 137
H.M. LAND REGISTRY

TITLE No. 80 94459
PHOTOGRAPHIC COPY
(liable to distortion in scale)
of PLAN to CONV.
dated 20 10 82

Approx. position of demolished buildings
shown dotted

11/5/82

SCALE 1/500

DRG N° ES741

L-322-50
662
22/9



LAND REGISTRATION ACTS 1925 - 1971

23 SEP. 1983
FINANCE ACT 1931

TRANSFER OF PART IMPOSING FRESH RESTRICTIVE COVENANTS



BD 99196



NEW TITLE NUMBER :-
County & District :- BEDFORDSHIRE SOUTH BEDFORDSHIRE
Title Number :- BD 94459
Property :- Plot Number 2 Lichgate Estate, Harlington Road Sundon
Dated :- 12th August 1983

- IN CONSIDERATION of Thirty two thousand two hundred and fifty pounds (£32,250) the receipt whereof is hereby acknowledged McCANN HOMES LIMITED whose registered office is situate at 42 Vandyke Road Leighton Buzzard in the County of Bedford (hereinafter called "the Vendor") as Beneficial Owner HEREBY TRANSFERS to LINDA ELIZABETH BUTCHER of 95 Green Court Green Close Luton in the county of Bedford (hereinafter called "the Purchaser") the land shown and edged with red on the plan bound up without being plot number 2 Lichgate Estate Harlington Road Sundon and known or intended to be known as **2 LICHGATE** Sundon aforesaid being part of the land comprised in the title above mentioned TOGETHER WITH the easements and provisions specified in Part I of the First Schedule hereto BUT EXCEPT and RESERVED unto the Vendor and its successors in title and all other persons authorised by it or them the easements and provisions specified in Part 2 of the First Schedule hereto and SUBJECT to the declarations contained in Part 3 of the First Schedule hereto
- In this Transfer the singular shall be deemed to include the plural and the masculine the feminine and vice versa and where two or more persons are included in the expression "the Purchaser" such covenants shall be deemed to be given by them jointly and severally
- IT IS HEREBY CERTIFIED that the transaction hereby effected does not form part of a larger transaction or series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds thirty five thousand pounds (£35,000)



THE FIRST SCHEDULE hereinbefore referred to

PART 1

EASEMENTS AND RIGHTS GRANTED

1. The right for the Purchaser and his successors in title to the free passage and running of surface water sewage water supplies electricity gas and other services in and through the sewers drains soakaways pipes wires cables and other conducting media in through over or along the remainder of the adjoining or adjacent property now or formerly of the Vendor (which expression shall in this Transfer mean all the land in respect of which the Vendor is or was the registered proprietor under title number BD 94459) with a right of access onto such land for the purpose of inspecting maintaining repairing cleansing or renewing such services the person so entering doing as little damage as possible and making good all damage done and carrying out any such works without any unnecessary delay the Purchaser and his said successors bearing paying and contributing from time to time a fair proportion according to user of the cost of maintaining repairing cleansing and renewing such parts of such services as are used in common by the owners or occupiers of any part of such adjoining or adjacent properties
2. The right of support from the adjoining properties now or formerly of the Vendor
3. A Right of way for the Purchaser and his successors in title at all times and for all purposes in connection with the use of the property hereby transferred as a single private dwellinghouse on foot only in the case of footways but otherwise with or without vehicles over such part of the access area shown coloured yellow on the said plan as is not comprised in the property hereby transferred the Purchaser and his said successors bearing paying and contributing from time to time a fair proportion according to user of the cost of maintaining and repairing the whole of the said area shown coloured yellow on the said plan
4. A right of way for the Purchaser and his successors in title aforesaid at all times and for all purposes aforesaid but on foot only over the pathway.

shown coloured brown on the said plan until the same is adopted as a highway maintainable at the public expense the Purchaser and his said successors bearing paying and contributing from time to time until such adoption a fair proportion according to user of the cost of maintaining and repairing the said footpath coloured brown in good repair and condition

5. The right of access on to the adjoining properties now or formerly of the Vendor where reasonably necessary to maintain and repair the property hereby transferred the person exercising such right making good all damage thereby caused complying with all reasonable requirements of the owners or occupiers of the property entered and carrying out such works without any unnecessary delay such right to be exercised only after 48 hours notice in writing except in the case of an emergency
6. The rights set out in the Property Register of Title Number BD 94459 so far as the same relate to the property hereby transferred

PART 2

EASEMENTS AND RIGHTS EXCEPTED AND RESERVED

1. The right for the Vendor and its successors in title to the free passage and running of surface water sewage water supplies electricity gas and other services through the sewers drains soakaways pipes wires cables and other conducting media in through over or along the property hereby transferred with a right of access onto such property for the purpose of laying inspecting maintaining repairing cleansing or renewing such services the person so entering doing as little damage as possible and making good all damage done and carrying out any such works without any unnecessary delay the Vendor and its said successors bearing paying and contributing from time to time a fair proportion according to user of the cost of maintaining repairing cleansing and renewing such parts of such services as are used in common by the Vendors and its said successors
2. The right of support for the adjoining properties now or formerly of the Vendor from the property hereby transferred
3. A right of way for the vendors and its successors in title at all times and for all purposes in connection with the use of the adjoining property

FILED DEED 2

- now or formerly of the Vendor as single private dwellinghouses on foot only in the case of footways but otherwise with or without vehicles over such part of the access area shown coloured yellow on the said plan as is comprised in the property hereby transferred the Vendor and its said successors bearing paying and contributing from time to time a fair proportion according to user of the cost of maintaining and repairing the whole of the said area shown coloured yellow on the said plan in good repair and condition
4. A right of access for the Vendor and its said successors on to the property hereby transferred where reasonably necessary to maintain and repair the adjoining properties now or formerly of the Vendor the person exercising such right making good all damage thereby caused complying with all reasonable requirements of the owners and occupiers of the property hereby transferred and carrying out such works without any unnecessary delay such right to be exercised only after 48 hours notice in writing except in the case of an emergency
 5. The rights set out in the Property Register of Title Number BD 94459 so far as the same relate to the property hereby transferred

PART 3

AGREEMENTS AND DECLARATIONS

1. Any wall gutter spout or downpipe on the property hereby transferred the use of which is common to the said property and any adjoining property shall be deemed to be a party wall gutter spout or downpipe and shall be used maintained and repaired accordingly
2. Any boundary fence marked with a "T" mark on the said plan shall belong to the property within whose boundary the said "T" mark is placed

THE SECOND SCHEDULE hereinbefore referred to

Covenants

The Purchaser for himself and his successors in title hereby covenants with the Vendor and its successors in title formerly of the Vendor and each and every part thereof and so as to bind the property hereby transferred into whosesoever hands the same may come to observe and perform

the following covenants and stipulations :-

(a) not for the period of two years from the date hereof to erect on the property hereby transferred any buildings structure fence or wall without the prior written approval of the Vendor (such approval not to be unreasonably withheld) and to pay the Vendor's reasonable charges (including legal costs and surveyor's fees) plus Value Added Tax for each such approval

(b) not to use or permit or suffer to be used the property hereby transferred for any purpose other than as a single private dwellinghouse in the occupation of one family and not to carry on any trade or profession therein

(c) not to do or permit or suffer to be done anything on the property hereby transferred which may be or become a nuisance annoyance or disturbance to the owners or occupiers of the adjoining properties now or formerly of the Vendor

(d) no pigs poultry or other animals shall be kept on the said property other than conventional domestic pets

(e) where any boundary fence is marked with an internal "T" mark on the said plan to maintain the same in good repair and condition

(f) to bear pay and contribute from time to time a fair proportion according to user of the cost of maintaining repairing cleansing and renewing the common services the area shown coloured yellow the footpath coloured brown on the said plan until adoption in accordance with the provisions of the First Schedule hereto and the access and private foul water sewer referred to in the charges register of Title Number BD 94459

(g) by way of indemnity only to observe and perform (jointly with all other persons liable) the covenants on the part of the Vendor contained in a Deed Dated the fourth day of March One thousand nine hundred and eighty three between the South Bedfordshire District Council (1) and the Vendor (2) so far as the same relates to or affects the property hereby transferred



THE COMMON SEAL OF McCANN HOMES)
LIMITED was hereunto affixed)
in the presence of :-

M. J. McCann
Director

J. A. Collins
Assistant Secretary

SIGNED SEALED AND DELIVERED
by the said LINDA ELIZABETH BUTCHER
in the presence of :-

Linda Elizabeth Butcher.

Attest

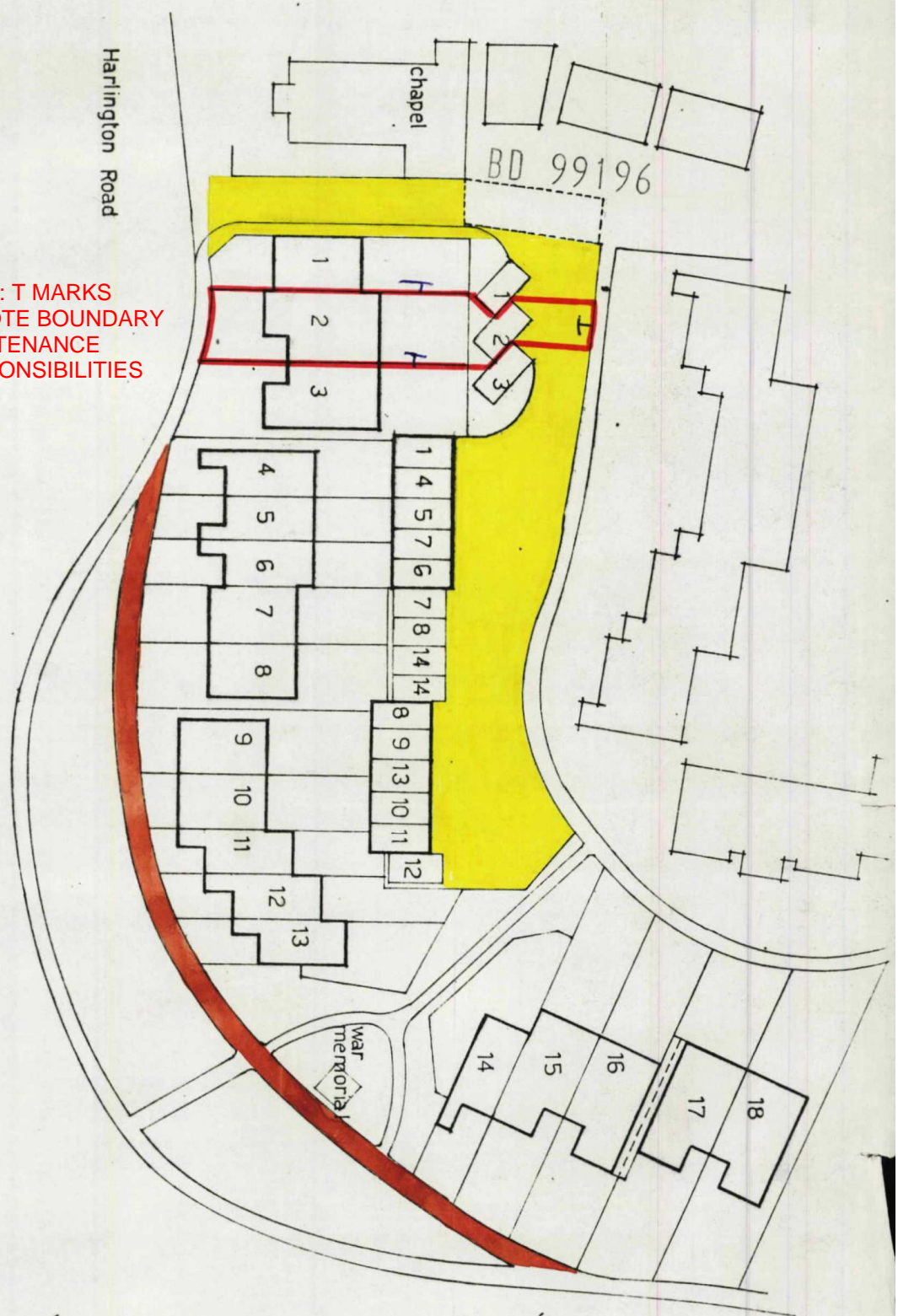
S WINKOW WAY
HENEL HENPSTAB
HERTS
(SCHOOL TEACHER)

RR.

RD. 99196

CONVEYANCE PLAN SCALE 1:500
DEVELOPMENT TO REAR OF WAR MEMORIAL UPPER SUNDON BEDFORDSHIRE

NOTE: T MARKS DENOTE BOUNDARY MAINTENANCE RESPONSIBILITIES



*Statement
for the purchaser*

*M. M. Lane
Director*

*J. A. Allen's
AP's UNIT Secretary*

