

## Title number AV174742

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 29 JUN 2020 at 22:17:11. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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### A: Property Register

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

NORTH SOMERSET

- 1 (01.02.1989) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Kennel Farm, Clevedon Lane, Clevedon (BS21 7AQ).
- 2 (01.02.1989) There are excluded from this registration the mines and minerals excepted by a Conveyance of the land tinted pink on the filed plan and other land dated 17 April 1964 made between (1) Basil Peter Tyler (Vendor) and (2) Ivan William Tyler (Purchaser) in the following terms:-  
  
"Except the mines minerals and other substances lying under the said lands at a depth of not less than two hundred feet from the surface."
- 3 (11.02.2008) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.
- 4 (19.03.2008) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 5 (19.03.2008) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and numbered ST264147 on the title plan dated 15 February 2008 made between (1) Sheila Margaret Tyler and (2) Jason James Wall and Rebecca Evelyn Wall.

*NOTE: Copy filed under ST264147.*

### 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 (01.02.1989) PROPRIETOR: BASIL PETER TYLER of Kennel Farm, Clevedon Lane, Clevedon, North Somerset BS21 7AQ.
- 2 (19.03.2008) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate or by the proprietor of any registered charge is to be registered without a certificate signed by the disponee or his conveyancer that the provisions of a Transfer dated 15th February 2008 made between (1) Sheila Margaret Tyler and (2) Jason James Wall and Rebecca Evelyn Wall have been complied with.

### C: Charges Register

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

Title number AV174742

- 1 (01.02.1989) The land tinted blue on the filed plan is subject to the following rights reserved by a Conveyance of the land in this title and other land dated 3 June 1964 made between (1) Mervyn John Gwyther (Vendor) and (2) Minister of Transport (Purchaser):-

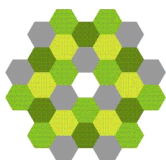
"EXCEPT AND RESERVING for the Vendors and their successors in title with or without workmen to enter on the land hereby conveyed for the purpose of maintaining repairing and cleansing the water pipes which may at any time hereafter be laid under the land hereby conveyed the vendors making good all damage occasioned by the exercise of such power AND ALSO except and reserving for the vendors and their successors in title with or without workmen to enter on the land hereby conveyed for the purpose of maintaining and cleansing the cesspit serving the adjoining property known as "Wynhol" and also of using all sewers and drains now or hereafter to be made in or over the property hereby conveyed or any part thereof with power at any time upon giving previous reasonable notice to enter upon the said property to make lay repair cleanse and maintain any pipes or drains the vendors and the persons entering making good all damage to the surface occasioned thereby."

- 2 (01.02.1989) The land is subject to the following rights reserved by a Conveyance of the land in this title dated 19 July 1988 made between (1) Ivan William Tyler (Vendor) and (2) Basil Peter Tyler (Purchaser):-

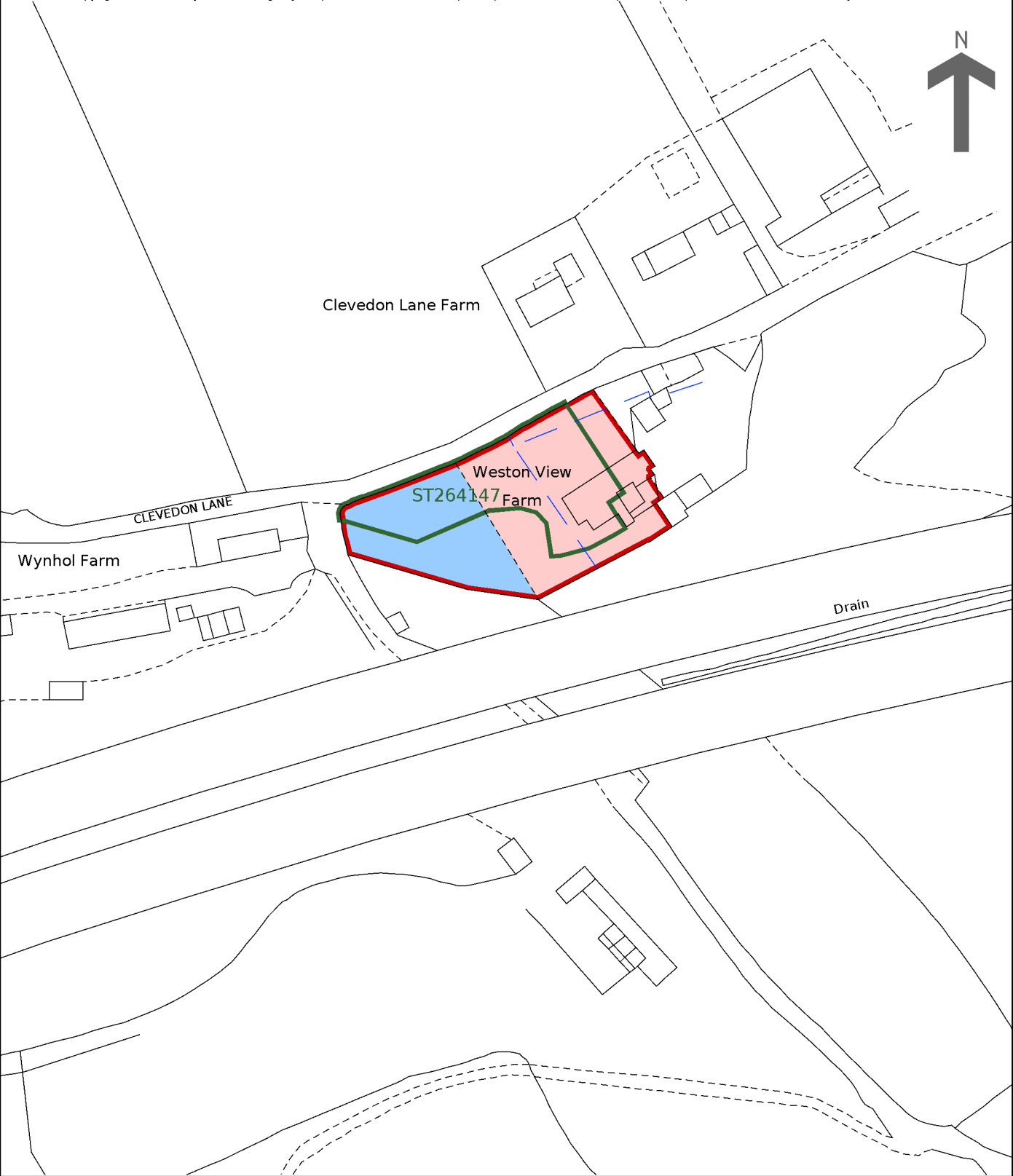
"The Vendor HEREBY RESERVES to himself and his successors in title owner or owners for the time being of his retained and adjoining land the right within a period of eighty years from the date hereof to connect and/or lay construct and maintain a maximum 1" water pipe within a distance of 10 feet either side of the existing water pipes for the purpose of obtaining a supply of water OS Number 232 Part 231 and any part or parts of the Vendor's retained and adjoining land on the south, southeast and east sides of the land hereby conveyed from and through the said existing water pipes the approximate position of which are indicated by green lines on the plan annexed hereto."

NOTE: The green lines referred to are shown by a blue broken line on the filed plan.

End of register



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Title Number : ST151563

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

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 29 JUN 2020 at 22:06:01 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: ST151563
Address of Property	: Wynhol Farm Boarding Kennel and Cattery, Clevedon Lane, Clapton Wick, (BS21 7AQ)
Price Stated	: Not Available
Registered Owner(s)	: ANTHONY PETER FLEGG and FIONA ROSE SCARRETT of Wynhol Farm Boarding Kennel and Cattery, Clevedon Lane, Clevedon, North Somerset, BS21 7AQ.
Lender(s)	: None

## Title number ST151563

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## A: Property Register

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

NORTH SOMERSET

- 1 (16.01.1998) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Wynhol Farm Boarding Kennel and Cattery, Clevedon Lane, Clapton Wick, (BS21 7AQ).

NOTE 1: As to the part tinted pink on the filed plan the motorway viaduct is excluded from the title.

NOTE 2: As to the part tinted blue on the filed plan the motorway viaduct and the piers supporting the viaduct are excluded from the title.

- 2 (12.05.1999) The land edged and numbered in green on the filed plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 3 (07.07.2003) A new plan based on the latest revision of the Ordnance Survey map and with an amended extent has been prepared.

## 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 (16.01.1998) Proprietor: ANTHONY PETER FLEGG and FIONA ROSE SCARRETT of Wynhol Farm Boarding Kennel and Cattery, Clevedon Lane, Clevedon, North Somerset, BS21 7AQ.
- 2 (16.01.1998) RESTRICTION: No disposition by a sole proprietor of the land (not being a trust corporation) under which capital money arises is to be registered except under an order of the registrar or of the Court.
- 3 (16.01.1998) 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.

- 1 (16.01.1998) The land is subject to the following rights granted by a Deed dated 28 February 1967 made between (1) Franz Schuppler (Grantor) (2) Midland Bank Limited (Bank) and (3) Edwin Charles Gray (Grantee):-

"THE Grantor as Beneficial Owner and the Bank as Mortgagee hereby grants unto the Grantee FIRST full right and liberty to use in common with the Grantor his successors in title and all other persons having the like right the existing pipe line the approximate position of which

## C: Charges Register continued

is shown coloured Blue on the Plan attached hereto for the passage or conveyance of water SECONDLY full right and liberty to enter upon the said land of the Grantor for the purpose of laying a pipe the approximate position of which is shown in Red on the said Plan from the point marked 'A' to the point marked 'B' for the purpose of the passage or conveyance of water from the aforesaid existing pipe line to the land of the Grantee making good any damage caused by such entry AND THIRDLY full right and liberty for the purpose of repairing and maintaining the existing pipe line and the pipe line to be laid in accordance with the immediately preceding paragraph but not for any other purpose whatsoever to enter upon the said land of the Grantor."

NOTE: The 'existing' pipeline coloured blue referred to is shown by a brown broken line on the filed plan. The pipeline coloured red referred to is shown by a blue broken line on the filed plan. Points A and B referred to have been reproduced on the filed plan.

- 2 (12.02.1998) The land is subject to the rights granted by a Deed dated 21 May 1974 made between (1) The Secretary of State for the Environment and (2) Jack Blackmore and others, trustees of The Ridgewood Holdings Sun Club.

NOTE: Copy in Certificate.

- 3 (12.02.1998) A Conveyance of the land in this title and other land dated 9 October 1974 made between (1) The Secretary of State for the Environment (Vendor) and (2) Brian Seward Barnes and Thalia Ann Barnes (Purchasers) contains the following covenants:-

"The Purchasers hereby jointly and severally covenant with the Vendor to the intent that the burden of this covenant may run with and bind the property hereby conveyed and every part thereof into whosoever hands the same may come and to the intent that the benefit thereof may be annexed to and run with the Vendor's said retained land and every part thereof as follows:-

(a) not to construct on or any part of the said property lying beneath the viaduct any building or structure whatsoever

(b) not to surface any part of the said property lying beneath the viaduct or allow any interference with the surface thereof

(c) not at any time to enclose the sides of the viaduct by the erection of shutters or doors in any manner whatsoever

(d) not to use or permit to be used any part of the said property lying beneath the viaduct for any purpose other than as a means of access between the property lying to the north and south of the viaduct structure

(e) not to interfere with or to permit or suffer to be interfered with the piers supporting the viaduct or the surface or structure of the viaduct not to use or permit or suffer the same to be used for the support of building structures or stored materials or goods nor for the display in any manner whatsoever of any advertisement bill nameboard or plate or inscription

(f) not to permit or suffer the storage or use of any explosive highly inflammable or noxious substance on any part of the property lying beneath the viaduct nor to allow any burning operations to take place thereon

(g) not to make any alterations to or interfere with the existing drainage system and at all times to leave clear and free from all obstruction all manhole service and inspection covers on any part of the property lying beneath the viaduct

(h) not to plant any trees or shrubs on any part of the property lying beneath the viaduct

(i) not at any time to search for win work get and carry away by means of surface or underground workings or operations any mines quarries minerals or mineral substances from any part of the property hereby

## C: Charges Register continued

conveyed lying beneath the viaduct

- 4 (12.02.1998) By the Conveyance dated 9 October 1974 referred to above the land in this title together with other land was conveyed subject as follows:-

"Subject to (so far as is still subsisting)

.....

(b) The right of way contained in a Conveyance dated the Ninth day of August One thousand nine hundred and forty eight made between Robert Gwynne Furley of the one part and Maurice Kingstone Wright of the other part

.....

(e) The pedestrian right of way exercised by the said Ridgewood Holdings Sun Club across the land shown coloured green hatched black on the said plan Number 2

(f) The right of way exercised by Ivan William Tyler of Kennel Farm Clapton Wick Clevedon across the land shown coloured pink hatched black on the said plan Number 2

(g) All existing public rights of way."

NOTE 1: Neither the original nor a certified copy or an examined abstract of the Conveyance dated 9 August 1948 referred to was supplied on First Registration.

NOTE 2: Copy plan 2 to Conveyance 9 October 1974 in Certificate. Copy filed.

- 5 (12.02.1998) The land is subject to the following rights reserved by the Conveyance dated 9 October 1974 referred to above:-

"EXCEPTED AND RESERVED in fee simple out of this Conveyance for the benefit of the retained land of the Vendor known as the Birmingham Bristol-Exeter Motorway or any part thereof and the estate owner or owners for the time being of the retained land and the occupiers thereof the following rights and things:-

.....

(b) Full and free right to have use and maintain the viaduct in its present position

(c) The like right to maintain and use any existing drains sewers manhole surface and inspection covers pipes watercourses and all works accessory thereto in over or under any part of the property hereby conveyed as lies beneath the viaduct

(d) The like right to maintain replace testing alter amend repair or remove the structure of the viaduct or any part thereof

(e) The like right to erect fix maintain and use on over or under any part of the said property lying beneath the viaduct any poles wires or cables which may be necessary or convenient and to attach the same to any part of the said property

(f) The like right for the Vendor his servants agents and all persons authorised by him at all times with or without machinery and equipment after giving reasonable notice except in the case of emergency to enter on to so much of the said property hereby conveyed as shall be necessary

(i) For the purpose of exercising the rights reserved by items (b) (c) (d) and (e) above

(ii) For the purpose of controlling the growth of any trees upon the land shown coloured dark blue and in part green and dark brown on the said plan numbered 2 and

## C: Charges Register continued

(iii) For the purpose of taking all such other steps and carrying out all such other works as may in the opinion of the Vendor be necessary to protect the safety of the viaduct and the traffic and persons using the same

.....

(h) Full and free right for the Vendor and his servants agents and all persons authorised by him at all times with or without machinery and equipment to enter upon so much of the said property hereby conveyed as shall be necessary (i) to maintain the open lined ditch shown coloured light brown on the said plan Numbered 2 (ii) to maintain test inspect and use a fifteen inch pipe for carrying surface water from the before mentioned ditch such pipe being laid in the position indicated by a yellow hatched black line on the said plan Numbered 2 together with the right from time to time to renew alter and remove all or any part of the same

(i) The like right to discharge surface water from the viaduct into the said ditch."

NOTE 1: The viaduct referred to is defined in the above Conveyance as situate in the approximate position shown coloured light blue, light brown, yellow hatched black and in part coloured green on plan Number 2 and also the piers indicated by uncoloured squares and oblongs on the said plan supporting the viaduct.

NOTE 2: Copy plan Number 2 in Certificate. Copy filed.

6 (12.02.1998) By a Transfer which included the land in this title dated 19 December 1997 made between (1) John Richard Cook and Ann Bridget Cook (Vendors) and (2) Anthony Peter Flegg and Fiona Rose Scarrett (Purchasers) the land in this title was conveyed subject as follows:-

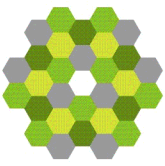
"Subject to and with the benefit of (where appropriate) all covenants conditions rights reservations and other matters contained or referred to in the Documents and the Boarding Contracts in so far as they affect the Property and to all other covenants exceptions reservations liabilities public rights and other matters as may exist without obligation on the part of the Vendors to identify the same."

End of register

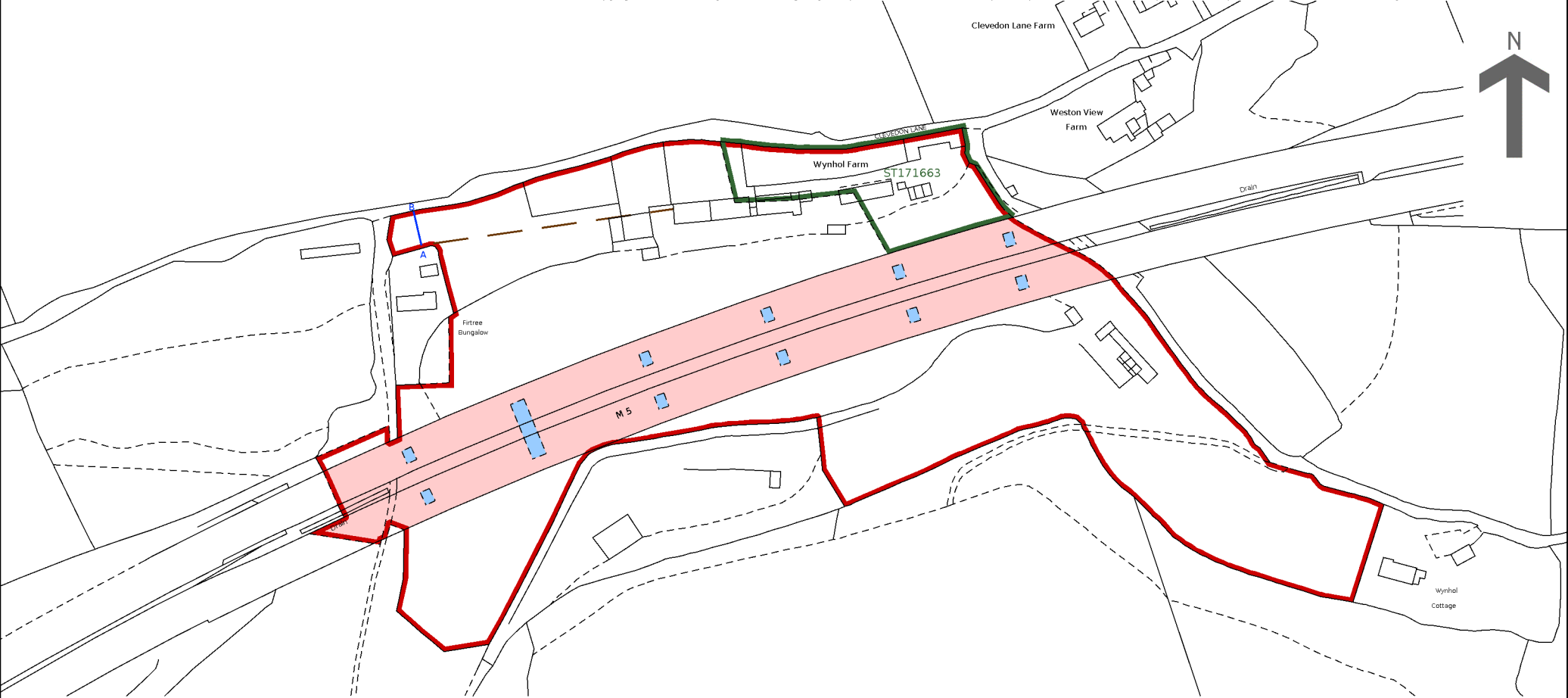
# HM Land Registry

## Current title plan

Title number **ST151563**  
Ordnance Survey map reference **ST4572NW**  
Scale **1:2500**  
Administrative area **North Somerset**



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