

Title Number : DN504555

This title is dealt with by 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 13 MAR 2016 at 20:19:09 and so does not take account of any application made after that time even if pending in the Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: DN504555
Address of Property	: Electricity Sub-Station, The Ham, Sidmouth
Price Stated	: Not Available
Registered Owner(s)	: WESTERN POWER DISTRIBUTION (SOUTH WEST) PLC (Co. Regn. No. 2366894) of Avonbank, Feeder Road, Bristol BS2 0TB.
Lender(s)	: None

Title number DN504555

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 13 MAR 2016 at 20:19:09. This copy does not take account of any application made after that time even if still pending in the 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. 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.

DEVON : EAST DEVON

- 1 (18.11.2004) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being Electricity Sub-Station, The Ham, Sidmouth.

NOTE: The to the part numbered 1 on the title plan the under ground storage tank is not included in the title.

- 2 (18.11.2004) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 13 August 2004
Term : 99 years from 31 January 2001
Parties : (1) South West Water Limited
(2) Western Power Distribution (South West) Plc
- 3 (18.11.2004) 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.
- 4 (18.11.2004) The landlord's title is registered.
- 5 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.

Title absolute

- 1 (18.11.2004) PROPRIETOR: WESTERN POWER DISTRIBUTION (SOUTH WEST) PLC (Co. Regn. No. 2366894) of Avonbank, Feeder Road, Bristol BS2 0TB.

C: Charges Register

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

- 1 (18.11.2004) A Conveyance of the freehold estate in the land in this title and other land dated 26 March 1896 made between (1) John George Galloway Radford and (2) The Urban District Council contains the following covenants:-

C: Charges Register continued

"It is hereby declared that no permanent building or other erection (other than a boundary wall or fence) exceeding seven feet in height shall be erected on the said piece or parcel of land south of a line marked A-B also shown on the aforesaid map or plan."

NOTE: No copy of the covenant to observe the said covenant was supplied on first registration. The points A and B referred to above lie to the north of the registering land.

- 2 (18.11.2004) A Transfer of the freehold estate in the land in this title dated 17 February 2003 made between (1) East Devon District Council (Transferor) and (2) South West Water Limited (Transferee) contains the following covenants:-

"The Transferee and its successors in title hereby covenant with the Transferor and its successors in title for the benefit of the remainder of the land in title number DN322835 not to use the land hereby transferred other than in connection with the Transferee's water and sewerage undertaking which shall include the use of part of the land transferred as an electricity sub-station by the appropriate electricity undertaker."

End of register