

*FREEHOLD  
TITLE*

*219*

Title, Number : WT411936

This title is dealt with by HM Land Registry, Weymouth 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 4 MAR 2021 at 12:24:19 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	: WT411936
Address of Property	: 99 Bath Road, Swindon (SN1 4AX)
Price Stated	: £495,000
Registered Owner(s)	: HIGHWORTH HOMES LIMITED (Co. Regn. No. 07964850) of 2 Cricklade Court, Cricklade Street, Swindon SN1 3EY.
Lender(s)	: None

*Transfers to Manco 4/3/21 but not  
yet showing on Land Reg.*

Title number WT411936

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 4 MAR 2021 at 12:24:19. 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.

SWINDON

- 1 (02.12.2014) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 99 Bath Road, Swindon (SN1 4AX).

NOTE: The wall between points A-B on the title plan is excluded from the title.

- 2 (02.12.2014) An Agreement dated 22 February 1957 made between (1) Frederick Harold Adams and Lionel Alfred Davies and (2) Swindon Old People's Housing Society contains provisions as to light or air, boundary structures and other matters.

NOTE:-Copy filed.

- 3 (16.03.2017) 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.

- 4 (16.03.2017) The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered WT428427 in green on the title plan dated 15 March 2017 made between (1) Highworth Homes Limited and (2) Robert Bowles but is subject to any rights that are granted by the said deed and affect the registered land.

NOTE: Copy filed under WT428427.

## 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 (07.01.2015) PROPRIETOR: HIGHWORTH HOMES LIMITED (Co. Regn. No. 07964850) of 2 Cricklade Court, Cricklade Street, Swindon SN1 3EY.
- 2 (07.01.2015) The price stated to have been paid on 22 December 2014 was £495,000.
- 3 (07.01.2015) 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 (02.12.2014) A Conveyance dated 3 June 1876 made between (1) Ambrose Lethbridge Goddard, Ambrose Ayshford Goddard and James Coppystone Townsend and (2) and persons therein mentioned contains restrictive

C: Charges Register continued

covenants.

NOTE 1: No further details of the parties were supplied on first registration.

NOTE 2:-Copy abstract filed.

- 2 (21.09.2016) 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.

In addition, certain leases grant the exclusive use of the parking spaces as more particularly described in the Schedule of Leases.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	21.09.2016 1 (Part of): 2	Flat 4 (Ground and first floors): Parking space	16.09.2016 999 years from and including 16.9.2016	WT424817
2	10.11.2016 1 (Part of)	Flat 6 (Ground floor)	11.10.2016 999 years from and including 16.09.2016	WT425840
NOTE: This lease grants the exclusive use of the parking space numbered 3 on the title plan.				
3	30.11.2016 1 (Part of)	Flat 5 (Ground floor)	19.10.2016 999 years from and including 16.09.2016	WT426234
NOTE: This lease grants the exclusive use of the parking space numbered 4 on the title plan				
4	13.01.2017 1 (Part of) :	Flat 7 (First floor)	28.10.2016 999 years from and including 16/9/2016	WT427088
NOTE: This lease grants the exclusive use of the parking space numbered 5 on the title plan				
5	16.02.2017 1 (Part of)	Flat 1 (Basement and ground floors)	30.01.2017 999 years from and including 16.09.2016	WT427842
NOTE: This lease grants the exclusive use of the parking space numbered 6 on the title plan				
6	02.05.2017 1 (part of)	Flat 2, 99 Bath Road (first floor)	21.04.2017 999 years from and including 16.9.2016	WT429393
NOTE: The lease grants the exclusive use or the parking space numbered 7 on the title plan				
7	29.08.2017 1 (Part of)	Flat 8 (First Floor)	07.08.2017 999 years from and including 16.09.2016	WT431989
8	21.12.2017 1 (Part of)	Flat 3 (Second Floor)	20.12.2017 999 years from and including 16.09.2016	WT434441
NOTE: The lease grants exclusive use of the parking space numbered 8 on the title plan				

Title number WT411936

End of register