

Title information document

This document has been issued following a change to the register. It has been supplied for information only. It should not be sent to Land Registry in connection with any subsequent application.

Attached is an official copy of the register and of the title plan showing the entries subsisting following the recent completion of the application to change the register.

Please note: The attached official copy shows the state of the individual register of title as at the date and time stated on it.

If in future you wish to apply for an official copy of the register or the title plan, please apply using form OC1 (available from our website, any Land Registry local office and law stationers). A fee is payable for each copy issued.

If you have any queries, or you require this correspondence in an alternative format, please contact us at the address shown, quoting the title number shown on the top of the official copy.

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Gloucester Office
Twyver House
Bruton Way
Gloucester GL1 1DQ

DX 7599 Gloucester 3

Tel 01452 511111
Fax 01452 510050
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@landregistry.gsi.gov.uk

www.landregistry.gov.uk

Important information about the address for service

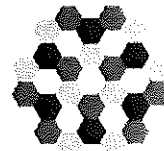
If we need to write to an owner, chargee or other party who has an interest noted on the register, we will write to them at the address shown on the register. We will also use this address if we need to issue any formal notice to an owner or other party as a result of an application being made. Notices are often sent as a measure to safeguard against fraud. It is important that this address is correct and up to date. If it is not you may not receive our letter or notice and could suffer a loss as a result.

You can have up to three addresses for service noted on the register. At least one of these must be a postal address, whether or not in the United Kingdom; the other two may be a DX address, a UK or overseas postal address or an email address.

Please let us know at once of any changes to an address for

service.

Public Guide 2 – *Keeping your address for service up to date* explains how to do this. You can view or download copies of this guide from our website at www.landregistry.gov.uk in English and Welsh or obtain a copy of it free of charge from any Customer Support – telephone 0844 892 1111 (0844 892 1122 for a Welsh-speaking service) from Monday to Friday between 8am and 6pm.



Official copy of register of title

Title number ON297117

Edition date 16.05.2011

- This official copy shows the entries in the register of title on 28 June 2011 at 15:40:36.
- 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 28 June 2011.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide 1 - *A guide to the information we keep and how you can obtain it.*
- This title is dealt with by Land Registry Gloucester Office.

A: Property register

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

OXFORDSHIRE : SOUTH OXFORDSHIRE

- 1 The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land at Thame Park Road, Thame.
- 2 The mines and minerals are excepted from the land tinted pink on the title plan.
- 3 (16.05.2011) The Transfer dated 16 June 1999 referred to in the charges register contains provisions as to light or air and other matters.
- 4 (16.05.2011) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 6 May 2011 referred to in the Charges Register.
- 5 (16.05.2011) The Transfer dated 6 May 2011 referred to above contains a provision as to light or air and boundary structures and a provision relating to the creation of easements as therein mentioned.

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 (16.05.2011) PROPRIETOR: THAME TOWN COUNCIL of Town Hall, High Street, Thame OX9 3DP.
- 2 (16.05.2011) The price stated to have been paid on 6 May 2011 was £36,000.

B: Proprietorship register continued

- 3 (16.05.2011) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a registered charge registered before the entry of this restriction is to be registered without a certificate signed by the proprietor for the time being of the registered estate or its conveyancers that the provisions of paragraph 3 of Part 2 have been complied with.

C: Charges register

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

- 1 (03.04.2000) The common parts are subject to rights of way.
- 2 (03.04.2000) The land is subject to rights of drainage and rights in respect of water gas electricity communication media and similar services.
- 3 (03.04.2000) The parts of the land affected thereby which adjoin the house plots are subject to rights of support and protection, rights in respect of protruding and underlying structures and rights of entry to inspect, maintain, repair and renew buildings erected on or near the boundaries of the said house plots.
- 4 The land tinted pink on the title plan and other land is subject to a yearly rent charge of unknown amount created by an Indenture dated 27 May 1856 made between (1) Thomas Allen and Ann Allen and (2) Sophia Elizabeth Baroness Wenman. The said Deed also contains covenants.

NOTE: Neither the original deed nor a certified copy or examined abstract thereof was produced on first registration

By a Conveyance dated 24 November 1863 made between (1) Sophia Elizabeth Baroness Wenman and (2) The Wycombe Railway Company this rent charge became payable exclusively out of the land referred to above in informal exoneration of other land affected thereby.

- 5 (30.06.1999) The land is subject to the following rights granted by a Deed dated 17 May 1972 made between (1) Shell-Mex and BP Limited (2) The Eastern Electricity Board and (3) Oxfordshire and District Water Board:-

"the Grantor (with the consent of the Electricity Board testified by their execution of these presents) as beneficial owner hereby grants unto the Water Board full right and liberty to lay and maintain as hereinafter defined (provided the same shall be laid within eighty years from the date of this deed) in and under a strip of land forming part of the Grantor's land and having a length of ninety yards or thereabouts and a width of of twenty-one feet or thereabouts which is for the purpose of identification only delineated and coloured pink on the said plan (but excluding the area occupied by the small building within the pink colouring) and is hereinafter referred to as "the said strip of land" together with the full right and liberty for the Water Board and all persons authorised by it at all reasonable times hereafter and in emergency at any time to enter upon the Grantor's land with or without vehicles plant and machinery for the purpose of inspecting repairing altering renewing or removing the said main"

The said Deed also contains the following restrictive covenants by the Grantor:-

"The Grantor (to the intent and so as to bind the Grantor's land and every part thereof into whosoever hands the same may come and to benefit and protect the rights and liberties hereby granted) hereby covenant with the

C: Charges register continued

Water Board as follows:-

(a)The Grantor will not do or cause or permit to be done on the Grantor's land anything calculated or likely to cause damage or injury to the said main and will take all reasonable precautions to prevent such damage or injury

(b)Without the consent in writing of the Water Board (which consent shall not be unreasonably withheld) no part of any building or structure shall be erected nor shall anything be placed or deposited upon any part of the Grantor's land being a part nearer than ten feet measured in any direction from the said strip of land or so as to interfere with or obstruct the access thereto or to the said main by the Water board or so as to lessen or in anyway interfere with the support afforded to the said main by the surrounding soil including minerals

(c)The Grantor shall not excavate or move or permit to be excavated or moved any of the soil above the said main so as materially to reduce the depth thereof"

NOTE: The "strip of land coloured pink" referred to is has been hatched yellow on the title plan.

- 6 (30.06.1999) A Conveyance of the land tinted pink on the title plan and other land dated 19 March 1997 made between (1) British Railways Board and (2) BP UK Oil Limited contains restrictive covenants.

NOTE: Original filed under ON195848.

- 7 (16.05.2011) The land tinted pink on the title plan is subject to the rights reserved by the Conveyance dated 19 March 1997 referred to above.

- 8 (30.06.1999) An Agreement pursuant to section 106 of the Town and Country Planning Act 1990 dated 22 September 1997 made between (1)BP Oil UK Limited and (2)The Oxfordshire County Council relates to the development of the land in this title and contains covenants in respect thereof.

NOTE: Copy filed under ON213168.

- 9 (30.06.1999) A Deed dated 4 June 1999 made between (1)BP Oil UK limited and (2)South Oxfordshire District Council supplemental to the section 106 Agreement referred to above contains covenants.

NOTE: Original filed ON213168.

- 10 (30.06.1999) A Transfer of the land in this title dated 16 June 1999 made between (1) BP Oil UK Limited and (2) Crest Homes (Eastern) Limited contains restrictive covenants.

NOTE: Original filed under ON213168.

- 11 (16.05.2011) The land is subject to the rights reserved by the Transfer dated 16 June 1999 referred to above.

C: Charges register continued

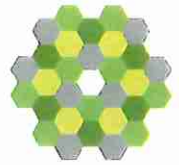
12 (16.05.2011) A Transfer of the land in this title dated 6 May 2011 made between (1) Crest Nicholson (Eastern) Limited and (2) Thame Town Council contains restrictive covenants.

NOTE: Copy filed.

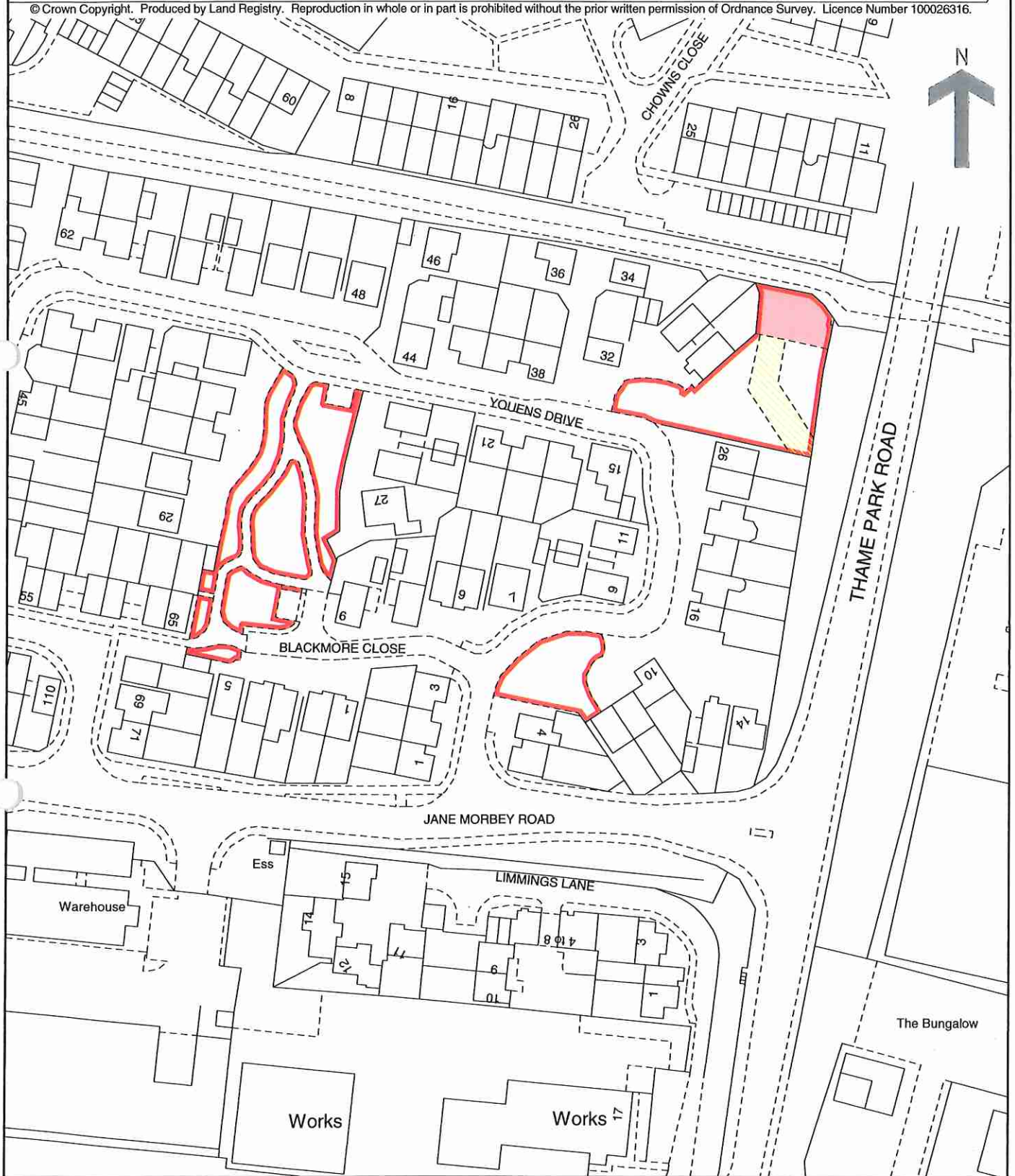
End of register

Land Registry
Official copy of
title plan

Title number **ON297117**
Ordnance Survey map reference **SP7105SW**
Scale **1:1250**
Administrative area **Oxfordshire: South Oxfordshire**



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This official copy issued on 28 June 2011 shows the state of this title plan on 28 June 2011 at 15:40:36. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).

This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.

This title is dealt with by Land Registry, Gloucester Office.

