

Title Number : SF399779

This title is dealt with by HM Land Registry, Birkenhead 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.

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This extract shows information current on 14 SEP 2018 at 15:50:43 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	: SF399779
Address of Property	: Dunwood House, Dunwood Lane, Longsdon, (ST9 9QW)
Price Stated	: Not Available
Registered Owner(s)	: PETER DAVID WRIGHT and TRACY WRIGHT of Dunwood House, Dunwood Lane, Longsdon, Staffordshire ST9 9QW.
Lender(s)	: None

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 14 SEP 2018 at 15:50:43. 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.

STAFFORDSHIRE : STAFFORDSHIRE MOORLANDS

- 1 (14.09.1998) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Dunwood House, Dunwood Lane, Longsdon, (ST9 9QW).
- 2 (14.09.1998) An Agreement dated 22 June 1934 made between (1) Dorothy Stubbs and (2) Cecil John Woolley relates to a water supply.
- 3 (14.09.1998) The land tinted pink on the filed plan has the benefit of the following rights granted by the Conveyance dated 8 October 1929 referred to in the Charges Register:-

"Together with full right and liberty (in common with the owner or owners for the time being of the farm known as "Dunwood Farm" adjoining the said premises) for the Purchaser her successors in title the owner or owners for the time being of the land and hereditaments hereinbefore described and her and their tenants servants and all other persons authorised in that behalf by her or them from time to time and at all times hereafter at her and their will and pleasure for all purposes connected with the use and enjoyment of the said premises to fetch and use the water from the pump on the said adjoining farm as shown on the said plan

And together also with full right and liberty for the Purchaser and her successors in title to continue to run the sewage from the said messuage and premises hereinbefore described and intended to be hereby conveyed and the appurtenances thereto belonging upon and over the said adjoining farm in manner heretofore in use by the Vendor."

## 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 (17.11.1998) PROPRIETOR: PETER DAVID WRIGHT and TRACY WRIGHT of Dunwood House, Dunwood Lane, Longsdon, Staffordshire ST9 9QW.
- 2 (17.11.1998) 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 (14.09.1998) By a Conveyance of the land tinted pink on the filed plan

## C: Charges Register continued

and other land dated 8 October 1929 made between (1) Albert Henry Baker (Vendor) and (2) Maud Woolley (Purchaser) the land was conveyed subject as follows:-

"Subject (a) to the condition contained in the before mentioned Conveyance that the Purchaser his successors in title should have no right to use the piggery existing under the coachhouse and the yard thereto for the purpose of keeping pigs (b) to the right of the owner or owners occupier or occupiers of the said adjoining farm in common with the Purchaser and her successors in title to use the water in the well on the premises hereinbefore conveyed or expressed so to be which supplies the pump hereinbefore referred to and to the right of the owner or owners for the time being of the said adjoining farm and their successors in title and other persons duly authorised by him or them to enter upon the said land and premises hereinbefore conveyed whenever necessary for the purpose of gaining access to the said well and the pipes drains or watercourses connecting the same with the said pump for the purpose of repairing and renewing same and (c) to and with the benefit of the restrictive and other covenants and conditions contained in the before mentioned Conveyance of the twentieth day of October One thousand nine hundred and three and for convenient reference set forth in the Schedule hereto so far as the same are still subsisting and capable of taking effect and affect the property hereby conveyed

### THE SCHEDULE before referred to

- (a) To pay one equal half part of the expense of keeping the said well and also the pipes drains and watercourses leading therefrom and the said pump in good and sufficient repair
- (b) Not without the consent in writing of the owner or owners for the time being of the said adjoining farm to erect any building or other erection on the land in front of the stable and coachhouse of the premises hereby conveyed but keep the same open and unbuilt upon
- (c) To make and at all times thereafter maintain the fences marked with an inverted "T" on the said plan."

NOTE 1:-The before mentioned Conveyance is the Conveyance dated 20 October 1903 referred to.

NOTE: Copy plan filed.

2 (14.09.1998) A Deed of Exchange of the land tinted blue on the filed plan dated 29 July 1960 made between (1) Frederick William Hine (Farmer) and (2) Michelin Tyre Company Limited (Company) contains the following covenants:-

"The Company to the intent and so as to bind the property hereby conveyed to the Company into whosoever hands the same may come and to benefit and protect the adjoining and neighbouring land belonging to the Farmer hereby covenants to observe and perform the restrictive covenant contained in Part III of the Schedule hereto

### PART III

That the said roadway hatched red on the plan shall at all times hereafter remain open and unbuilt upon."

NOTE: The roadway hatched red referred to is the land tinted blue on the filed plan.

3 (14.09.1998) The land tinted blue on the filed plan is subject to the following rights reserved by and granted by the Deed of Exchange dated 29 July 1960 referred to above:-

"RESERVING nevertheless out of the premises unto the Farmer or other the owner or owners for the time being of Dunwood Farm or the persons deriving title under him the right to ..... maintain a water pipe (with appropriate manhole ..... of a diameter not exceeding 1" between ..... points marked 'A' and 'B' on the said plan TOGETHER WITH the right to enter into and upon Dunwood House for the purpose of repairing or rebuilding the back wall and roof of the farmhouse of

**C: Charges Register continued**

Dunwood Farm and the said stable and coach-house making good all damage thereby caused to the reasonable satisfaction of the Company or its successors in title."

¬NOTE: Copy plan filed.

End of register

H.M. LAND REGISTRY		TITLE NUMBER <b>SF 399779</b>		↑
ORDNANCE SURVEY PLAN REFERENCE	SJ9455	SECTION	Scale 1/2500	
ADMINISTRATIVE AREA	STAFFORDSHIRE : STAFFORDSHIRE MOORLANDS		© Crown Copyright	



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