



# Official copy of register of title

Title number ON259425

Edition date 28.02.2006

- This official copy shows the entries on the register of title on 10 Jan 2008 at 10:16:38.
- 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 10 Jan 2008.
- 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](http://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 : CHERWELL

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Calder Cottage, Philcote Street, Deddington (OX15 0TB).
- 2 (01.11.2005) The land tinted pink on the title plan has the benefit of the following rights granted by but is subject to the following rights reserved by a Conveyance thereof dated 31 October 1969 made between (1) Beryl Maud Livesey (Vendor) and (2) Timothy Charles Tuff (Purchaser):-

"together with the right for the Purchaser and his successors in title and his and their tenants and all persons authorised by him and them at all times hereafter (in common with all persons equally entitled to pass and repass over and along the covered passageway coloured blue on the said plan and together also with the right to retain the drain and water supply pipe serving the said property as at present laid EXCEPTING AND RESERVING in fee simple unto the owner or owners and tenants and occupiers for the time being of the adjoining cottage and premises now or formerly known as No.2 Phil Cottage and the nearby cottage and premises now or formerly known as No.3 Phil Cottage the following rights as now used and enjoyed:-

(a) To pass and repass over and along the pathway between the points marked "A" and "B" on the said plan

(b) To retain the uninterrupted use of the drains and water supply pipes connecting No.s 2 and 3 Phil Cottages to the public sewer and water main in Philcote Street aforesaid as now laid under the said pathway between the points marked "A" and "C" on the said plan and to enter upon the said pathway with or without workmen at all reasonable times on giving previous notice to the Purchaser or his successors in title or the tenants or occupiers for the time being for the purpose when necessary of repairing or renewing and maintaining the said drains and water supply pipes the person or persons so entering doing as little damage as possible and making good any such damage."

NOTE:-Copy plan referred to filed.

## 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 (01.11.2005) PROPRIETOR: JAMES TERENCE MIDDLEMISS of Calder Cottage, Philcote Street, Deddington, Oxon OX15 0TB.
- 2 (01.11.2005) The price stated to have been paid on 9 September 2005 was £222,000.
- 3 A Transfer of the land tinted blue on the title plan dated 28 February 1994 made between (1) Steven Goodison and Anne Deborah Goodison (Transferors) and (2) Lynette Ruby Green (Transferee) contains Purchasers personal covenant(s) details of which are set out in the schedule of personal covenants hereto.

The Transfer to the present proprietor contains a covenant to observe and perform the aforesaid covenants and of indemnity in respect thereof.

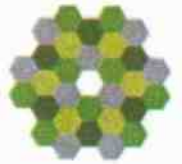
### Schedule of personal covenants

- 1 The following are details of the personal covenants contained in the Transfer dated 28 February 1994 referred to in the Proprietorship Register:-

"THE Transferee covenants with the Transferors that she and her successors in title shall forever hereafter maintain along the northern eastern boundary of the Property the wall which she has had constructed thereon between points marked 'A' and 'B' on the attached plan."

NOTE:-Points A and B referred to have been reproduced on the title plan.

End of register



© Crown Copyright. Produced by Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316.

