

Title Number : LT158036

This title is dealt with by HM Land Registry, Leicester 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 12 MAY 2021 at 08:29:29 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	: LT158036
Address of Property	: land on the south east side of Ratby Lane, Markfield
Price Stated	: Not Available
Registered Owner(s)	: RODNEY EDWARD GEARY of 11 Cramps Close, Barrow Upon Soar, Loughborough LE12 8ND GILLIAN GLOVER of 23 Collaton Road, Wigston LE18 2GY.
Lender(s)	: None

Title number LT158036

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 12 MAY 2021 at 08:29:29. 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.

LEICESTERSHIRE : HINCKLEY AND BOSWORTH

- 1 (10.12.1984) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land on the south east side of Ratby Lane, Markfield.
- 2 The Conveyance dated 16 November 1984 referred to in the Charges Register contains a provision as to light or air.
- 3 (14.02.2020) The pink tint on the title plan is no longer of any significance and should be ignored since the entry in the register which gave rise to this reference has been cancelled.

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 (19.07.2017) PROPRIETOR: RODNEY EDWARD GEARY of 11 Cramps Close, Barrow Upon Soar, Loughborough LE12 8ND and GILLIAN GLOVER of 23 Collaton Road, Wigston LE18 2GY.
- 2 (10.12.1984) RESTRICTION: No disposition by a sole proprietor of the land (not being a trust corporation) under which capital money arises is to be registered except under an order of the registrar or of the Court.
- 3 (23.02.2016) The address for service of Rodney Edward Geary has been changed.
- 4 (19.07.2017) 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.
- 5 (03.07.2020) The proprietor's address for service has been changed.

C: Charges Register

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

- 1 A Conveyance of the land in this title and other land dated 31 March 1926 made between (1) Katharine Henrietta Venezia Grey (Vendor) (2) Harry Alfred Payne and others and (3) County Council of the Administrative County of Leicester (Council) contains the following covenants:-

"For the benefit of the Bradgate Estate (other than the said property hereby conveyed) and so far as to bind the property hereby conveyed the Council hereby COVENANT with the Vendor that the Council and the persons deriving title under the Council will not cut off or otherwise

C: Charges Register continued

interfere with the land drains now existing in or upon or under the property thereby conveyed without first substituting therefor other sufficient land drains and connecting therewith the land drainage of the adjoining or neighbouring land of the Vendor or her successors in title or other owner or owners."

- 2 By a Deed dated 25 July 1973 made between (1) The Secretary of State for Social Services and (2) Leicestershire County Council a small piece of land at the junction of Thornton Lane and Ratby Lane was dedicated to the use of the public.

NOTE: Copy filed.

- 3 The land is subject to the rights contained in a Deed of Grant dated 5 June 1984 made between (1) The Secretary of State for Social Services and (2) Severn Trent Water Authority. The said Deed also contains restrictive covenants.

NOTE: Copy filed under LT155137.

- 4 A Conveyance of the land in this title dated 16 November 1984 made between (1) The Secretary of State for Social Services and (2) Rodney Edward Geary and Trevor Alan Glover contains restrictive covenants and excepts and reserves rights as therein stated.

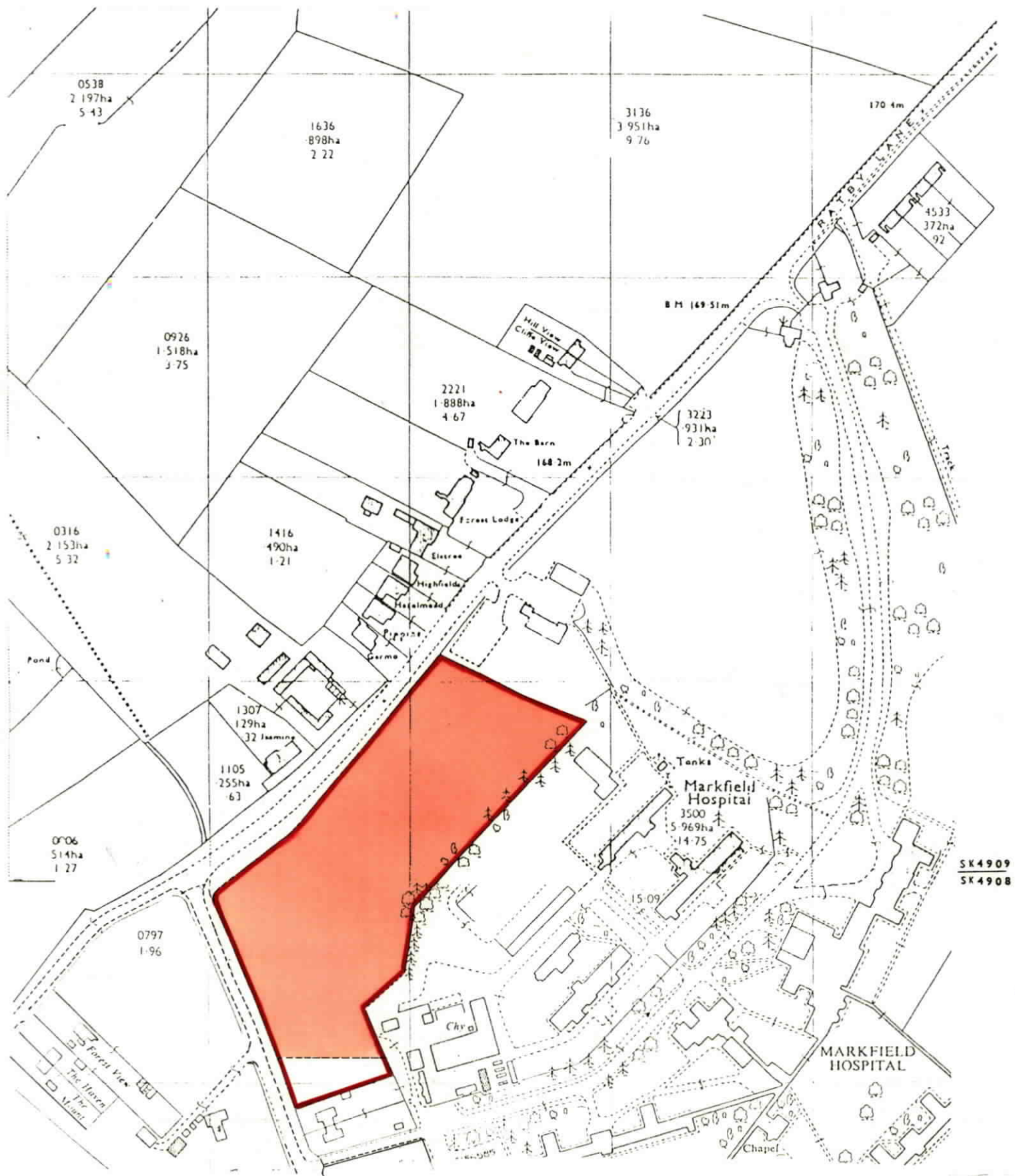
NOTE: Original filed.

- 5 (13.07.2020) UNILATERAL NOTICE in respect of a contract to purchase dated 3 July 2020 made between (1) Gillian Glover and Rodney Edward Geary and (2) Owl Partnerships Ltd.

- 6 (13.07.2020) BENEFICIARY: Owl Partnerships Ltd (Co. Regn. No. 12362619) of 2 Fairway Court, Amber Close, Amber Business Village, Staffordshire B77 4RP.

End of register

H.M. LAND REGISTRY		TITLE NUMBER	
		LT158036	
ORDNANCE SURVEY PLAN REFERENCE	SK4908 SK4909	Scale 1/2500	
COUNTY LEICESTERSHIRE	DISTRICT HINCKLEY AND BOSWORTH	© Crown copyright	



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