

THIS IS A PRINT OF THE VIEW OF THE REGISTER OBTAINED FROM HM LAND REGISTRY SHOWING THE ENTRIES SUBSISTING IN THE REGISTER ON 9 AUG 2024 AT 12:26:53. BUT PLEASE NOTE THAT THIS REGISTER VIEW IS NOT ADMISSIBLE IN A COURT IN THE SAME WAY AS AN OFFICIAL COPY WITHIN THE MEANING OF S.67 LAND REGISTRATION ACT 2002. UNLIKE AN OFFICIAL COPY, IT MAY NOT ENTITLE A PERSON TO BE INDEMNIFIED BY THE REGISTRAR IF HE OR SHE SUFFERS LOSS BY REASON OF A MISTAKE CONTAINED WITHIN IT. THE ENTRIES SHOWN DO NOT TAKE ACCOUNT OF ANY APPLICATIONS PENDING IN HM LAND REGISTRY. FOR SEARCH PURPOSES THE ABOVE DATE SHOULD BE USED AS THE SEARCH FROM DATE.

THIS TITLE IS DEALT WITH BY HM LAND REGISTRY, PLYMOUTH OFFICE.

TITLE NUMBER: DN555894

There is no application or official search pending against this title.

A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

TORBAY

1 (16.08.2007) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being Flat 5, Auction Rooms, 5 Curledge Street, Paignton (TQ4 5BA).

NOTE 1: As to the part tinted blue on the title plan only the first and second floors are included in the title.

NOTE 2: As to the part tinted pink on the title plan only the second floor is included in the title.

2 (16.08.2007) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date : 13 July 2007

Term : 199 years from 1 July 2007

Parties : (1) Andrew Developments Limited

(2) The Auction Rooms (Paignton) Management Company

Limited

(3) Clive Francis Hall and Alison Hall

3 (16.08.2007) The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.

4 (16.08.2007) There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.

5 (16.08.2007) The land has the benefit of the following rights granted by a Conveyance of the freehold estate of the land in this title and other land dated 16 November 1956 made between (1) Evelyn Sarah Austin and Patricia Floyd Austin (Vendors) and (2) Maud Ethelgwynne Wright William John Grey Wright and Henry Charles East Johnson:-

"TOGETHER with the right to use in common with all persons for the time being having the like right to the private road leading from Curledge Street to Dartmouth Road which said private road is coloured yellow on the said plan"

NOTE: The road coloured yellow referred to is the accessway adjoining the eastern boundary of the land in this title.

6 (11.07.2019) By a Deed dated 6 June 2019 made between (1) The Auction Rooms (Paignton) Management Company Limited and (2) Kevan Lewis the terms of the registered lease were varied.

Title number DN555894

A: Property Register continued

NOTE: Copy Deed 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 (18.03.2016) PROPRIETOR: KEVAN ANTHONY LEWIS of Flat 5, Auction Rooms, 5 Curledge Street, Paignton TQ4 5BA.
- 2 (18.03.2016) The price stated to have been paid on 3 March 2016 was £120,000.

End of register