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Official copy of register of title

Title number ON355169

Edition date 16.12.2024

- This official copy shows the entries on the register of title on 11 SEP 2026 at 11:25:12.
- 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 11 Sep 2026.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Gloucester Office.

A: Property Register

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

OXFORDSHIRE : VALE OF WHITE HORSE

- 1 The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 9 Douglas Drive, Grove, Wantage (OX12 0GL).
- 2 (01.05.2018) A Transfer of the land in this title and other land dated 8 November 2017 made between (1) Claire Victoria Newman and others (Transferor) and (2) Persimmon Homes Limited (Transferee) contains the following provision:-

Section 62 of the Law of Property Act 1925 shall not apply to the transfer of the Property and except as expressly granted by the transfer of the Property the Transferee shall not by virtue of such transfer, by implication or otherwise be or become entitled to any easement, right, privilege or other appurtenance and any rights or privileges of light or air or otherwise now or later enjoyed from or over the Retained Land shall be deemed to be so enjoyed by the revocable licence and consent of the Transferor and not as of right.

NOTE: The property includes the land in this title and the retained land is the land remaining in titles ON308551, ON310381 and ON302701.

- 3 (09.01.2020) The land has the benefit of any legal easements granted by the Transfer dated 20 December 2019 referred to in the Charges Register but is subject to any rights that are reserved by the said deed and affect the registered land.

NOTE: The easements granted by clauses 1, 3, 4 and 9 of Part 2 of the Transfer are in part granted over title ON302701 first registered with possessory title on 19 June 2012 and are consequently not binding on any right or interest adverse to or in derogation of the title of the first registered proprietor of that title.

- 4 (09.01.2020) The Transfer dated 20 December 2019 referred to above contains provisions as to light or air and boundary structures.

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 (09.01.2020) PROPRIETOR: DAVID GRAHAM BATES and ELIZABETH JAYNE BATES of 9 Douglas Drive, Grove, Wantage OX12 0GL.
- 2 (09.01.2020) The price stated to have been paid on 20 December 2019 was £409,995.
- 3 (09.01.2020) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction is to be registered without a certificate signed by Wellington Gate (Grove) Management Company Limited (Co. Regn. No. 11563950) of Persimmon House, Fulford, York YO19 4FE or their conveyancer that the provisions of Clause 4 of Part 10 of the Transfer dated 20 December 2019 referred to in the Charges Register have been complied with.

C: Charges Register

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

- 1 (09.01.2020) A Transfer of the land in this title dated 20 December 2019 made between (1) Persimmon Homes Limited (2) Wellington Gate (Grove) Management Company Limited and (3) Transferee contains a reservation of a rentcharge as therein mentioned.

The said Deed also contains covenants.

NOTE: Copy filed.
- 2 (09.01.2020) The Transfer dated 20 December 2019 referred to above contains a right of entry that is annexed to the rentcharge reserved therein.
- 3 (09.01.2020) The Transfer dated 20 December 2019 referred to above contains a covenant as to the grant of rights in the events therein mentioned.
- 4 (16.12.2024) REGISTERED CHARGE dated 1 November 2024.
- 5 (16.12.2024) Proprietor: SKIPTON BUILDING SOCIETY of The Bailey, Skipton, N. Yorkshire BD23 1DN.

End of register