

Title Number : CL100440

This title is dealt with by Land Registry, Plymouth 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 suffers loss by reason of a mistake in an official copy.

This extract shows information current on 9 JUL 2010 at 10:17:30 and so does not take account of any application made after that time even if pending in the Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: CL100440
Address of Property	: Praze Farm, Millpool, Bodmin (PL30 4HZ)
Price Stated	: Not Available
Registered Owner(s)	: BRIAN JAMES HENDRY and UTE HENRY of Praze Farm, Millpool, Bodmin, Cornwall PL30 4HZ.
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 9 JUL 2010 at 10:17:30. This copy does not take account of any application made after that time even if still pending in the 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.

CORNWALL

- 1 (12.08.1994) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Praze Farm, Millpool, Bodmin (PL30 4HZ).

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 (12.08.1994) PROPRIETOR: BRIAN JAMES HENDRY and UTE HENRY of Praze Farm, Millpool, Bodmin, Cornwall PL30 4HZ.

C: Charges Register


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

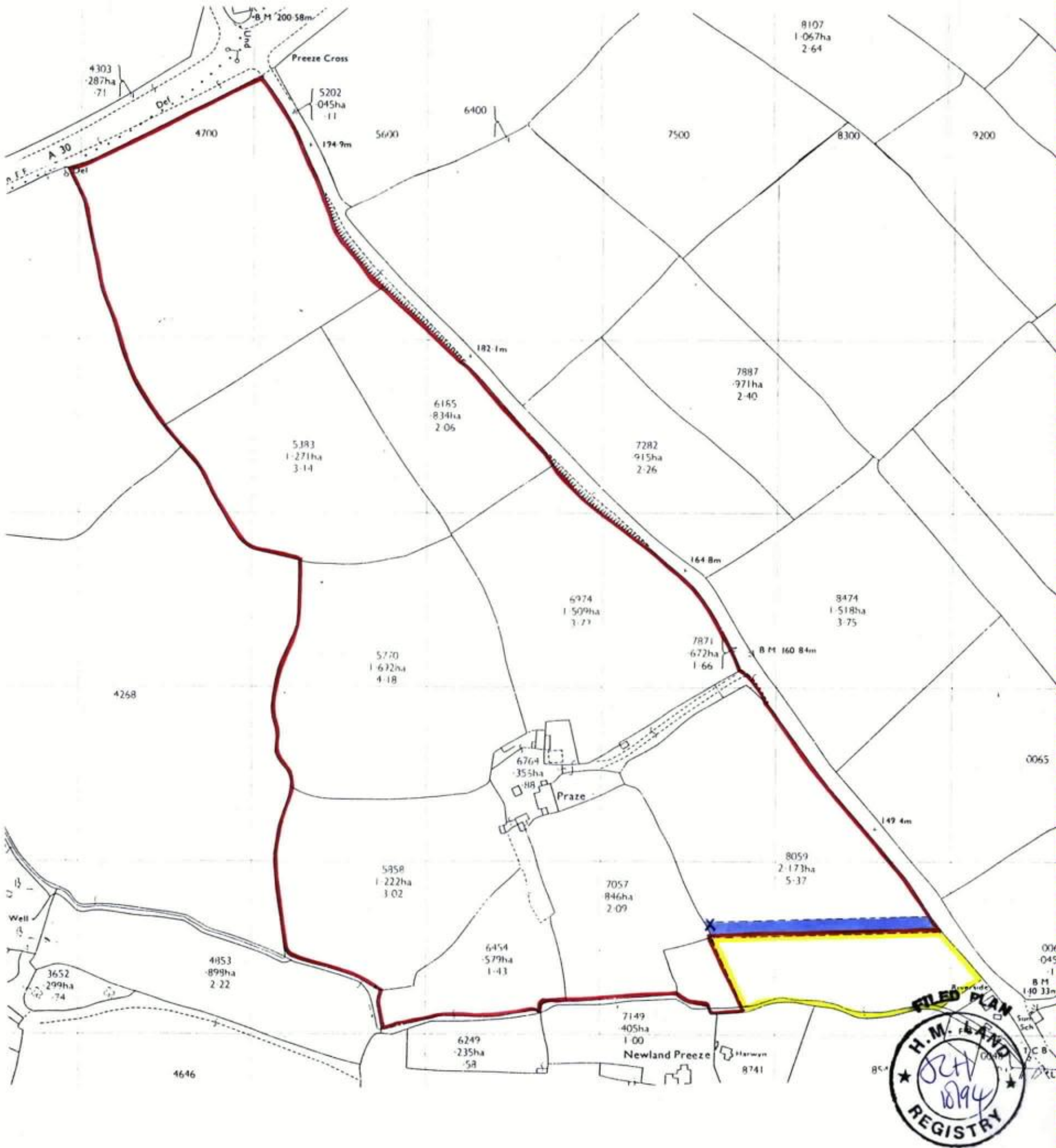
- 1 (12.08.1994) The land is subject to the following rights granted by a Transfer of the land edged yellow on the filed plan dated 27 May 1994 made between (1) Christopher Fielding Barrow and Charlotte Barrow and (2) William John Chapman:-

"TOGETHER WITH the right for the Buyer and his successors in title to enter upon so much of the Sellers' adjoining or neighbouring land as may be necessary to connect into and thereafter receive a supply of electricity from the pole the approximate position of which is marked with an 'X' on the said plan and thereafter to enter upon the Sellers' said land for the purpose of maintaining repairing and replacing as may be necessary any electricity supply cable the Buyer causing no unnecessary damage and making good any damage so caused TOGETHER ALSO WITH the right for the Buyer and his successors in title to enter upon so much of the strip of land 30 feet in width as may be necessary (which is for the purpose of identification only hatched blue on the plan annexed hereto) to instal a septic tank and/or soakaways and drainage pipes and to drain water and soil through the same thereafter to inspect maintain repair and replace the same as may be necessary the Buyer causing no unnecessary damage and making good any damage so caused PROVIDED THAT such drainage rights shall only be exercisable in the event of a refusal by South West Water or the National Rivers Authority to the installation within the boundaries of the property hereby agreed to be sold."

NOTE: The point marked "X" referred to is similarly marked on the filed plan. The land hatched blue is tinted blue on the filed plan.

End of register

H.M. LAND REGISTRY		TITLE NUMBER		
		CL100440		
ORDNANCE SURVEY PLAN REFERENCE	SX1170 SX1171	Scale 1/2500		
COUNTY CORNWALL	DISTRICT NORTH CORNWALL		© Crown copyright	



This is a copy of the title plan on 9 JUL 2010 at 10:17:30. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan 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 suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the Land Registry web site explains how to do this.

The Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 7 - Title Plans.

This title is dealt with by Land Registry, Plymouth Office.

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in association with the



Flood Risk Indicator

Title number and property description

CL100440

Praze Farm, Millpool, Bodmin, PL30 4HZ

Flood risk

The land registered under the above title number does not fall within a floodplain and is more than 100 metres from the nearest floodplain.

The land is in an area which fell outside the extent of a floodplain, at the time of the Environment Agency's assessment of the likelihood of flooding. Generally this means that the chance of flooding each year from rivers or the sea is 0.1 percent (1 in 1000) or less.

This result was produced on 9 July 2010 based on Environment Agency flood risk data that was current as of 1 June 2009 and Land Registry data that was current as of 4 July 2010. The Flood Risk Indicator is based on the most up to date Environment Agency flood data available at the date and time of your search.

Disclaimer

The information contained in this document is for general information purposes only. The flood risk information is provided by the Environment Agency. You should note that:-

The Flood Risk Indicator shows only the predicted likelihood of flooding from rivers or the sea for defined areas. It is not detailed enough to account for precise properties.

Individual properties may not always face the same chance of flooding as the areas that surround them. There may be particular occasions when flooding occurs and the observed pattern of flooding does not in reality match the predicted patterns shown on the Environment Agency flood data.

The Environment Agency do all they can to ensure that the flood data reflects all the data they possess and that they have applied their expert knowledge to create conclusions that are as reliable as possible. The flood data from the Environment Agency may by its nature not be as accurate as might be desired, might be misused or misunderstood. For the above reasons the flood data may not be accurate or completely up to date.

If you believe that a particular property does not face the chance of flooding shown on the Environment Agency flood data, or if you have information that you believe we may not have taken into account, then you should contact your local Environment Agency office or see the Environment Agency website for more information on flood data.

We will endeavour to keep this information up to date and correct but make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, suitability or availability with respect to the flood data. Any reliance you place on such information is therefore strictly at your own risk.

Further information concerning the risk of flooding in this area, incorporating flood defence data, is available on the Environment Agency website service.

See <http://www.environment-agency.gov.uk/subjects/flood>



VAT receipt

Date

09 July 2010

Items

Flood Risk Indicator for CL100440

WorldPay Transaction ID: 993844238

Net value	£6.50
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VAT @ 17.5%	£1.14
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Total including VAT	£7.64
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Land Registry
Head Office
32 Lincoln's Inn Fields
London
WC2A 3PH

VAT registration number: GB 8888 181 53