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Official copy of register of title

Title number CU55959

Edition date 20.04.2023

- This official copy shows the entries on the register of title on 20 MAY 2026 at 11:03:09.
- 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 20 May 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, Durham Office.

A: Property Register

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

WESTMORLAND AND FURNESS

- 1 (24.08.1989) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land lying to the West of Haggsmine, Nentsberry.
- 2 (24.08.1989) The mines and minerals together with ancillary powers of working are excepted with provision for compensation in the event of damage caused thereby.
- 3 (24.08.1989) The Conveyance dated 8 April 1983 referred to in the Charges Register contains the following provision:-

"IT IS HEREBY MUTALLY AGREED & DECLARED that the Purchasers shall not become entitled to any right of light or air over or in respect of any adjacent or neighbouring land of the Vendors."
- 4 (10.02.1998) A new filed plan based on the latest revision of the Ordnance Survey Map has been prepared and the land in this title has been amended as to the North Western boundary.

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 (24.08.1989) PROPRIETOR: STEPHEN JOHN FROGLEY of Haggs Cottage, Nentsberry, Alston, Cumbria.

C: Charges Register

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

- 1 (24.08.1989) The land is subject to the following rights reserved by a Conveyance thereof and other land dated 8 April 1983 made between (1) Trustees For Roman Catholic Purposes Registered (Vendors) and (2) Dorothy Hodgson and John Robert Hodgson (Purchasers):-

C: Charges Register continued

"EXCEPT AND RESERVING unto the Vendors in fee simple for the benefit of their adjoining and neighbouring land or any part thereof a right to use all drains sewers water courses cables and pipes now in under or over or upon the property hereby conveyed or any part thereof and a right to lay drains sewers water courses cables and pipes in under or upon or over such property within a period of 80 years from the date of the Conveyance to the Purchasers and freely to run and pass water soil electricity and other like services through and along the same or any of them with power for the Vendors and their successors in title owners or occupiers of the adjoining and neighbouring property or any part thereof to enter for the purposes of cleansing repairing renewing and laying the said drains sewers water courses cables and pipes doing as little damage as possible to the property entered upon and making good the surface without unnecessary delay at their cost and asking compensatio for all damage done or occasioned by the exercise of this power."

End of register