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## Official copy of register of title

Title number CL224344

Edition date 12.05.2010

- This official copy shows the entries on the register of title on 09 FEB 2017 at 12:36:20.
- 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 09 Feb 2017.
- 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 Land Registry, Plymouth Office.

## A: Property Register

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

CORNWALL

- 1 (23.03.2006) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being land lying to the north of New Portreath Road, Redruth.
- 2 (23.03.2006) Their are excluded from this registration the mines and minerals excepted by the Conveyance dated 1 August 1916 referred to in the Charges Register in the following terms:-

"EXCEPT NEVERTHELESS AND RESERVED in fee simple unto the person or persons who shall for the time being and from time to time be entitled thereto as in the First Part of the Second Schedule hereto is excepted and reserved.

THE SECOND SCHEDULE above referred to:-

FIRST PART

RESERVATIONS AND EXCEPTIONS

There are and shall be excepted and reserved out of the assurance hereinbefore contained:-

(a) Subject to the proviso hereinafter contained All rivers streams leats waters and watercourses (natural or artificial including the Brea and Carn Brea rivers respectively) and the beds banks sites springs and sources thereof respectively which may be within under or upon the hereditaments hereby assured with full power for the person or persons for the time being and from time to time entitled thereto and all persons expressly or impliedly authorised by him or them to divert use dispose and deal with the same as he or they may from time to time think proper and with full power also for him or them and all persons expressly or impliedly authorised by him or them respectively at all times to go pass and repass over and upon each and every part of the hereditaments hereby assured with or without horses carts wagons and machinery for the purpose (if and when necessary) of repairing making good and cleaning such rivers streams leats waters watercourses beds banks sites springs and sources but so always that the Purchaser and his tenants may (subject to the rights of all other lessees or tenants) make reasonable use of such rivers streams leats waters and watercourses respectively for farming or domestic purposes but not for

## A: Property Register continued

irrigation or any other purposes they respectively keeping in good repair and condition and well protected from injury or damage (whether by cattle or otherwise) the banks beds sites springs and sources of all such rivers streams leats waters and watercourses respectively so far as the same respectively may be on the hereditaments hereby assured and not interfering with the flow of or diverting or polluting any such rivers streams leats waters or watercourses and so also that any person or persons exercising the rights hereinbefore reserved shall make reasonable compensation for surface damage (if any) thereby occasioned such compensation in case of difference to be settled by the arbitration of two arbitrators or their umpire pursuant to the provisions of the Arbitration Act 1889 or any statutory modification thereof for the time being in force Provided always that the Purchaser shall be at liberty to instal and work a ram and all necessary pipes and machinery in and from the stream flowing through the hereditaments hereby assured for lifting and supplying water to his homestead but so that such installation shall not detrimentally affect any uses to which the said stream is at present put.

(b) Subject to the proviso hereinafter contained All mines minerals and mineral substances including (but without prejudice to the generality of the foregoing words) all quarries of granite and elvan within or under the hereditaments hereby assured together with full power for any person or persons for the time being and from time to time entitled to such mines minerals and mineral substances to search for win work dig and get the same either by entry on the surface or by underground workings and without any obligation to leave any subjacent or lateral support for the surface or for any buildings for the time being erected thereon or for any adjoining land or minerals and for the purpose of any such works as aforesaid from time to time or at any time with or without horses carts wagons machinery and other implements materials and things to enter upon and use the surface sink pits make roads railways tramways and quarries deposit store keep and make merchantable all minerals and mineral substances and do all other acts or things which in the opinion of any such person or persons as aforesaid may be necessary or proper for the purpose of winning working getting carrying away or disposing of such mines minerals and mineral substances or any of them but so nevertheless that reasonable compensation shall be paid for surface damage (if any) caused by any exercise of the powers and rights reserved as aforesaid the amount of such compensation in case of dispute to be settled by arbitration in manner aforesaid Provided always that the Purchaser his heirs and assigns shall at all times have power to quarry stone on the hereditaments hereby assured and take same for use thereon without charge therefor of any kind whatsoever.

(c) All the sites of mining shafts and all dump heaps if any within under or upon the hereditaments hereby assured together with full power for the person or persons for the time being and from time to time entitled to use occupy and enjoy the same and also for the person or persons for the time being and from time to time entitled to use occupy and enjoy any mining shafts or dump heaps which may hereafter be constructed or made and for all persons expressly or impliedly authorised by him or them respectively at all times to go pass and repass over and upon each and every part of the hereditaments hereby assured with or without horses carts wagons machinery and other implements and things for the purpose of using occupying and enjoying the said shafts and dump heaps respectively making reasonable compensation for surface damage (if any) thereby occasioned such compensation in case of difference to be determined by arbitration as hereinbefore provided."

This registration takes effect subject thereto and the mines and minerals and other matters so excepted are excluded from this registration.

3 (23.03.2006) The Conveyance dated 6 August 1916 referred to in the Charges Register contains the following provision:-

"PROVIDED ALWAYS that as regards any road sewer river or stream and any wall fence hedge ditch or other boundary of the hereditaments hereby assured or any part thereof and as regards any part of the hereditaments hereby assured which has been or may appear to have been enclosed from the roadside or any highway or road the assurance

## A: Property Register continued

hereinbefore contained shall not operate or be construed as an assurance of any estate right or interest therein other than such (if any) as the said Arthur Francis Basset or the Vendors or sub-Vendor have power to convey And that as regards any portion of the hereditaments hereby assured which may consist of unenclosed waste land the assurance hereinbefore contained shall be subject to any rights of any Local Authority or other Public body or of any person or persons therein PROVIDED ALSO that the Purchaser his heirs or assigns shall not acquire by implication or otherwise under the assurance hereinbefore contained any right of light or air which may or can prevent the user of any adjoining or neighbouring premises for building or other purposes or any right to prevent or object to the building on or other user of any adjacent or neighbouring land or any right to enforce or prevent the release or modification of any restrictive stipulation now or hereafter affecting any adjacent or neighbouring land or building."

## 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 (14.05.2009) PROPRIETOR: THE CORNWALL COUNCIL of County Hall, Truro TR1 3AY and of DX144380, Penzance 3.

## C: Charges Register

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

- 1 (23.03.2006) By a Conveyance of the land in this title and other land dated 1 August 1916 made between (1) Arthur Francis Basset (2) Arthur Harper Bond and Robert Hamilton Edwards (Vendors) and (3) Joseph Rowse (Purchaser) the land was conveyed subject as follows:-

"The hereditaments hereby assured are so assured and shall be held subject as follows:-

(1) To all high chief quit or other rents (if any) and to all tithe tithe rent charge land tax or other outgoings manorial or duchy rights and other incidents of tenure affecting the hereditaments hereby assured or any part thereof and to all rights of road or way (whether public or private) rights of passage water drainage light method of water supply and to all easements party rights rights of common and profits a prendre (if any) which may be existing and also to such other rights or reservations as are or were reserved on any enfranchisement or in any Enclosure Act or award or in any other deeds or documents affecting the hereditaments hereby assured or any part thereof and so that neither the said Arthur Francis Basset nor the Vendors nor any person deriving title under them respectively shall be bound to furnish particulars of any such matters or show the creation thereof or to define or apportion any burden.

(2) To all liability (if any) to repair or contribute to the repair of roads ways footpaths bridges river banks dykes leats sea walls sluices sewers drains culverts gutters walls fences or other like matters.

(3) To all such quasi easements or quasi privileges as are now exercisable or used or enjoyed over the hereditaments hereby assured in respect of or for the benefit of any other land or hereditaments (whether adjoining or not) now or formerly forming part of the said Estates comprised in the said Indenture of Settlement dated the 28th day of June 1895 which quasi easements or quasi privileges are and shall be hereby excepted and reserved out of the assurance hereinbefore contained to and for the benefit of the person or persons now entitled thereto respectively.

(4) To all the covenants agreements provisions and stipulations contained in any Conveyance Lease or Agreement affecting the mines and

## C: Charges Register continued

minerals within or under the hereditaments hereby assured or any part thereof.

(5) To (and with the benefit of) all existing Leases Tenancy Agreements or Tenancies and to the rights of the Tenant or Tenants including all allowances claims for compensation and rights as to fixtures and whether arising under such Leases or Tenancy Agreements (written or verbal) or Tenancies or the custom of the Country or Statute or otherwise."

NOTE: The Indenture of Settlement dated 28 June 1895 was made between (1) Arthur Francis Basset (2) William Howard Gray (3) William Francis Higgins and Edmund Chase Marriott (4) Arthur Ridley and (5) Arthur Ridley and others and was a resettlement of the Honour or Manor of Tehidy and the Basset Family Estates. No particulars of the Indenture were supplied on first registration.

2 (23.03.2006) Land Charges registration number 114905 dated 3 November 1961 protecting Land Charge Class D(III) against Kerrier District Council. No further particulars were supplied on first registration.

3 (08.01.2009) The land is subject to the rights reserved by a Conveyance of the land in this title dated 2 January 1948 made between (1) Donald Rowse (2) Donald Rowse and Irene Smith and (3) The Urban District of Cambourne-Redruth.

*NOTE: Copy filed.*

End of register