

Title Number : BD82000

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

This extract shows information current on 31 AUG 2020 at 20:34:12 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: BD82000
Address of Property	: 18 Cleveland Street, Kempston, Bedford (MK42 8DW)
Price Stated	: £130,500
Registered Owner(s)	: GARY BRIAN BENSON and LISA BENSON of 26 Neville Crescent, Bromham, Bedford, Beds MK43 8JE and of 18 Cleveland Street, Kempston, Bedford MK42 8DW.
Lender(s)	: None

## Title number BD82000

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 31 AUG 2020 at 20:34:12. This copy does not take account of any application made after that time even if still pending in HM 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.

BEDFORD

- 1 (25.07.1980) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 18 Cleveland Street, Kempston, Bedford (MK42 8DW).
- 2 The land has the benefit of a right of way over the passageway leading from the back into Cater Street.
- 3 The land has the benefit of the following rights granted by a Conveyance of the land in this title dated 11 August 1953 made between (1) Stanley Ernest De Quincey and Joan De Quincey and (2) Percival John Parrott:-  
  
"TOGETHER WITH a right of way of the width of six feet for all purposes (including motor cars) across the piece of land forming part of the said adjoining property and immediately to the West of the said dwellinghouse erected thereon."  
  
NOTE: The adjoining property referred to is 16 Cleveland Street.
- 4 A Conveyance of the land in this title dated 25 June 1980 made between (1) Gordana Pavlovich and (2) Roy Anthony Connolly and Carole Ann Field contains the following provision:-  
  
"the house wall separating the property hereby conveyed from the adjoining property on the north being a party wall and used and repaired accordingly and the spouts fall pipes drains and water pipes which serve the said two dwellinghouses jointly shall be maintained and repaired and the cost thereof borne by the owners and occupiers for the time being of the said two dwellinghouses in equal shares."

## 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 (14.05.2012) PROPRIETOR: GARY BRIAN BENSON and LISA BENSON of 26 Neville Crescent, Bromham, Bedford, Beds MK43 8JE and of 18 Cleveland Street, Kempston, Bedford MK42 8DW.
- 2 (14.05.2012) The price stated to have been paid on 5 April 2012 was £130,500.

End of register