

Title Number : LL126217

This title is dealt with by HM Land Registry, Kingston upon Hull 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 15 SEP 2018 at 18:38:13 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	: LL126217
Address of Property	: 43/45 Reservoir Road, Surfleet (PE11 4DH).
Price Stated	: £73,000
Registered Owner(s)	: GEOFFREY NORMAN COLEY of 22 Knight Street, Pinchbeck, Spalding, Lincolnshire PE11 3RB.
Lender(s)	: None

Title number LL126217

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 15 SEP 2018 at 18:38:13. 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.

LINCOLNSHIRE : SOUTH HOLLAND

- 1 (17.01.1996) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 43/45 Reservoir Road, Surfleet (PE11 4DH)..

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 (25.09.2006) PROPRIETOR: GEOFFREY NORMAN COLEY of 22 Knight Street, Pinchbeck, Spalding, Lincolnshire PE11 3RB.
- 2 (25.09.2006) A Conveyance of the land in this title dated 9 October 1970 made between (1) Cyril Ernest Johnson and Charles Mayfield (Vendors) and (2) John Henry Parker (Purchaser) contains Purchaser's personal covenant(s) details of which are set out in the schedule of personal covenants hereto.

The Transfer to the present proprietor contains a covenant to observe and perform the aforesaid covenant(s) and of indemnity in respect thereof.
- 3 (25.09.2006) The price stated to have been paid on 31 July 2006 was £73,000.

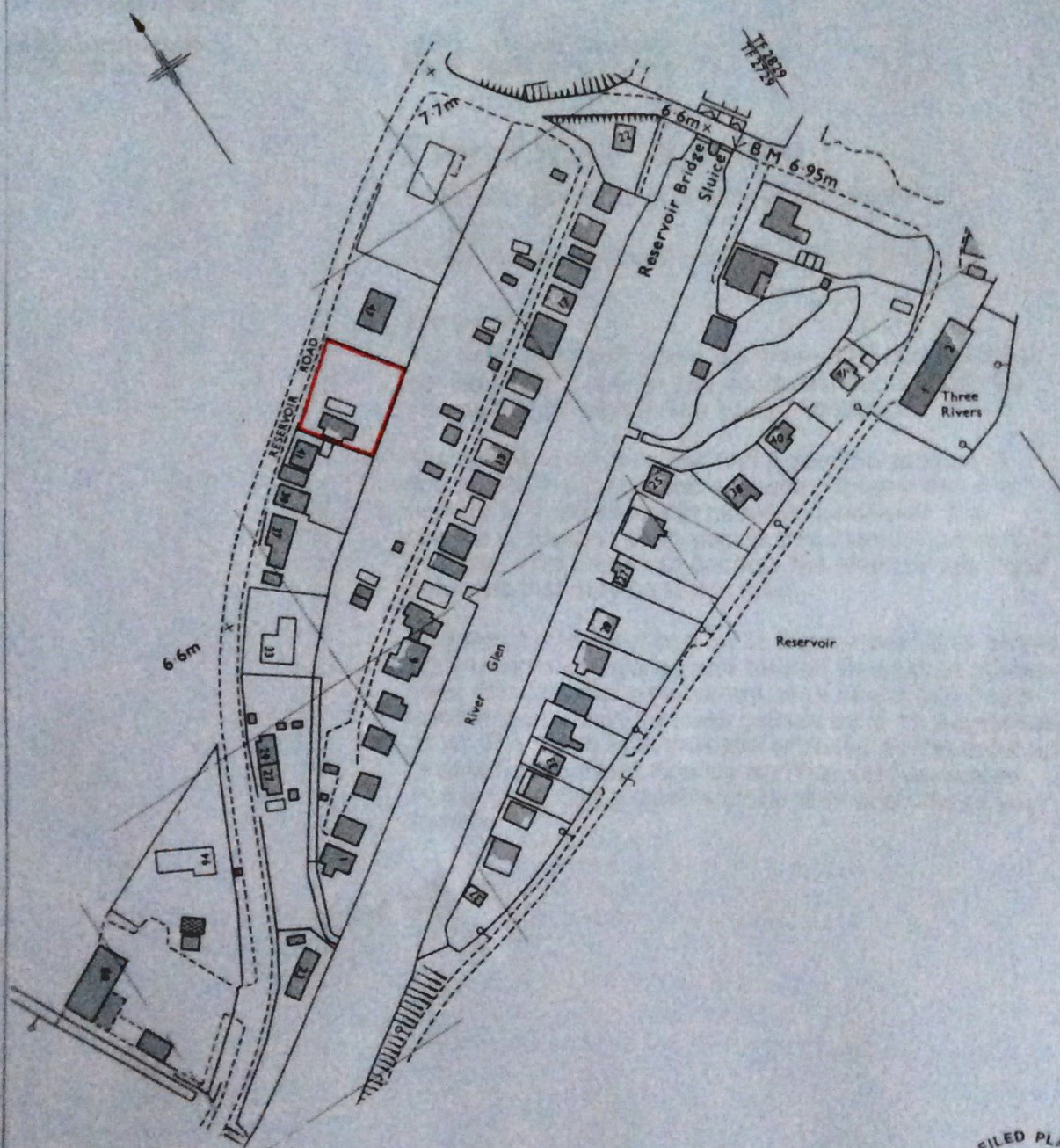
Schedule of personal covenants

- 1 The following are details of the personal covenants contained in the Conveyance dated 9 October 1970 referred to in the Proprietorship Register:-

"The Purchaser hereby covenants with the Vendors and their successors in title that he will henceforth maintain the hedge on the North West boundary and the concrete post and wire fence on the North East boundary of the property hereby conveyed"

End of register

H.M. LAND REGISTRY			TITLE NUMBER
			LL 126217
ORDNANCE SURVEY PLAN REFERENCE	TF 2729	SECTION B	Scale 1/1250 Enlarged from 1/2500
COUNTY LINCOLNSHIRE	DISTRICT SOUTH HOLLAND	© Crown copyright 1988	



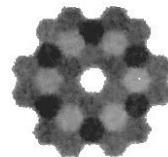
This is a copy of the title plan on 15 SEP 2018 at 18:38:13. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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in association with the



Environment
Agency



Cyfoeth Naturiol Cymru
Natural Resources Wales

Flood Risk Indicator

Title number and property description

LL126217

43/45, Reservoir Road, Surfleet (PE11 4DH),

Flood risk

The land registered under the above title number does not fall within a river or sea floodplain but is within 25 metres of the nearest river or sea floodplain.

The land is in an area that has a very low chance of flooding from rivers or the sea which means that it is unlikely to flood except in extreme conditions. The chance of flooding each year is less than 0.1 percent (1 in 1000). This takes into account the effect of any flood defences that may be in this area.

This result was produced on 15 September 2018 based on Environment Agency and Natural Resources Wales flood risk data that was current as of March 2017 and Land Registry data that was current as of 15 September 2018. The Flood Risk Indicator is based on the most up to date Environment Agency and Natural Resources Wales 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 and Natural Resources Wales. You should note that:-

The Flood Risk Indicator shows only the predicted likelihood of flooding of areas of land from rivers or the sea and it is not detailed enough to describe the likelihood of flooding for individual properties.

Individual properties may not always face the same chance of flooding as the areas that surround them because, for example the property may be higher than the surrounding land. There may also 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 and Natural Resources Wales flood data.

Because the flood data from the Environment Agency and Natural Resources Wales is created as a result of a modelling process, it may by its nature not be as accurate as might be desired.

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

We will endeavour to keep the 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.

See <https://www.gov.uk/browse/environment-countryside/flooding-extreme-weather>

and <http://www.naturalresourceswales.gov.uk/flooding-and-water>