



VALUATION REPORT

in respect of

**The Annexe
at The Swan
Buckland Road
Bampton
Oxfordshire
OX18 2AA**

on behalf of

The Executors

of

The late Timothy Frazer Tomlins

Richard J Newsome FRICS
Chartered Surveyor and RICS Registered Valuer

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(Total 13 pages)

1.0 INSTRUCTIONS

- 1.1. Written instructions by way of email were received from Heather Wannell, of Forrester Sylvester Mackett Solicitors on behalf of the executors; terms of business were duly provided.
- 1.2 We were instructed to provide a valuation report, for Inheritance Tax purposes, of The Annexe, The Swan, Buckland Road, Bampton, Oxfordshire, OX18 2AA as at 29th October 2017.
- 1.3 This report was prepared by Richard Newsome FRICS, a Fellow of the Royal Institution of Chartered Surveyors and an RICS Registered Valuer, based at the Devizes office of Strakers Estate Agents, an eight office Wiltshire practice. He qualified in 1989 and he has been involved with property sales and valuations in Wiltshire for about 30 years; preparing reports for sale, Inheritance Tax, matrimonial and Charities Act purposes, predominantly in North Wiltshire.

2.0 THE PROPERTY

2.1 The property was inspected on the 13th November 2017.

2.2 Situation:

Bampton is a large West Oxfordshire village situated approximately midway between Swindon and Oxford. The village is well placed with good road connections to the neighbouring centres of Burford, Witney and Faringdon; with the larger centres of Oxford, Swindon, Cirencester and Cheltenham all within easy motoring distance.

There is a range of local amenities in the village including a church and a primary school.

2.3 Description:

The property comprises a converted outbuilding which is attached to the adjacent house, The Swan. It now provides a one bedroom cottage (The Annexe) and a large double height garage (The Shed) and workshop. The building appears to be of some age and to be of traditional construction with elevations of natural stone under a pitched, slate roof.

2.4 Accommodation:

This briefly comprises:

The Annexe

Ground Floor

Sitting Room	(5.01 x 3.84)
Kitchen	(6.22 x 1.95) with range of wood fronted units
Storeroom	(4.02 x 1.88)

First Floor

Bedroom	(6.13 x 3.84 incl. staircase)
Bathroom	(4.14 x 1.84) with white suite

The Shed (8.70 x 4.09 max) with large double doors in the gable end

Workshop (8.64 x 2.24 ave)

The larger part of The Shed is double height which reduces where it is over-sailed by the bathroom.

Outside

A driveway leads up to the front of the property where there is space for parking and turning. There is an open sided pole barn (about 6.7 x 6.5).

From the driveway, a footbridge over the Shill Brook leads to an area of orchard paddock with two greenhouses (15.5 x 12.5 and 8 x 4) and two poly tunnels (about 22 x 7.5 and 13 x 5). A public footpath runs through the the paddock along its southern verge.

In all the property extends to nearly an acre (0.4ha).

2.5 Services:

We understand that mains services are not connected directly to the property; electricity, water and drainage are provided via The Swan.

We presume that Buckland Road is an adopted highway.

3.0 GENERAL REMARKS & MARKET COMMENTARY

3.1 We understand that outbuildings were converted to create The Annexe and The Shed about 25 years ago; at the same time the single storey kitchen and workshop extensions were added along the rear of the building. We understand that the work was undertaken without planning consent

or building regulation approval. The storeroom, which forms part of the accommodation, is underneath a bedroom of The Swan; in effect a flying freehold.

In terms of presentation, The Annexe is dated and its fixtures and fittings are relatively basic; no form of heating is installed other than a wood burning stove in the sitting room. The Annexe and The Shed combined do offer some potential to create a larger single dwelling, subject to any consents.

- 3.2 We have undertaken informal enquiries on West Oxfordshire District Council's website and have established that the property lies within the village Conservation Area.
- 3.3 The occupation of the property has not been exclusive in that the buildings and grounds have been 'shared' as if ancillary to, rather than independent of, The Swan; and the property relies on The Swan for its services etc.
- 3.4 We have made informal enquiries of a planning consultant regarding the likely planning status of the property. That is whether it could be considered as an independent dwelling as opposed to accommodation that is ancillary to The Swan. Whilst its use would suggest that it has been ancillary, the opinion of the consultant was that where a property lies within a village settlement boundary, planning permission for an independent dwelling is likely to be forthcoming. Since The Annexe could fairly be described as being within the village itself (it lies within the Conservation Area), it would seem likely that permission would be granted. That said planning permission is not a certainty and we understand that flood risk is a matter that may frustrate such an application.
- 3.5 From our on line enquiries of GOV.UK *Long Term Flood Risk Information* this address is in or near a flood risk area. The associated mapping indicates that the property is within an area at medium risk of flooding from a river; at low risk of flooding from surface water and that the risk from flooding extends across the entire property. We understand that this and the adjoining property (The Swan) have been flooded twice within the last ten years.
- 3.6 The risk from flooding and the uncertainty regarding the independent planning status of the property will be limiting factors insofar as the saleability of the property is concerned. For example whilst the flood risk will considerably limit its appeal, this and the apparent ancillary status of the property will also restrict the ability to raise finance. The flying freehold may be a

limiting factor from a marketing point of view too, although one that we believe can be resolved by way of satisfactory, reciprocal maintenance terms or an appropriate indemnity policy.

- 3.7 Bampton is considered to be a popular village and we understand that the property market in and around the village during 2017 has been good. That said we also understand that there has been an air of caution, price wise, since the General Election although it may still be too early to comment on the likely effect that Brexit or the global uncertainty may have on the property market.

4.0 OTHER FACTORS

- 4.1 Our valuation is subject to the attached General Assumptions and Caveats which should be read in conjunction with this report.
- 4.2 This report follows a brief walking inspection of the property at floor level; it must not be construed as a structural survey or similar.
- 4.3 In preparing this report, we have considered potential conflicts of interest and we are not aware of any.

5.0 VALUATION

- 5.1 Having given this matter careful consideration, we are of the opinion that the Market Value of The Annexe, The Swan, Buckland Road, Bampton, Oxfordshire, OX18 2AA, freehold and with vacant possession is fairly represented in the sum of £150,000 (one hundred and fifty thousand pounds), as at 29th October 2017.
- 5.2 Our valuations are based on our knowledge and experience of the area; on sales of comparable properties sold in the area; and with reference to others that are currently available for sale. Our research includes reference to Rightmove Plus (an estate agency dedicated internet facility); this firms local office managers' for information on sales and local estate agents. We have not inspected comparable properties.

6.0 **DECLARATION:** I confirm that in so far as the facts stated in our report, I believe them to be true and that the opinions we have expressed represent our true and complete professional opinion.

R. J. Newsome.
— FRICS.

Richard J Newsome FRICS
Chartered Surveyor and RICS Registered Valuer
STRAKERS, 6/7 Market Place,
Devizes, Wiltshire SN10 1HT

Dated: 24th November 2017

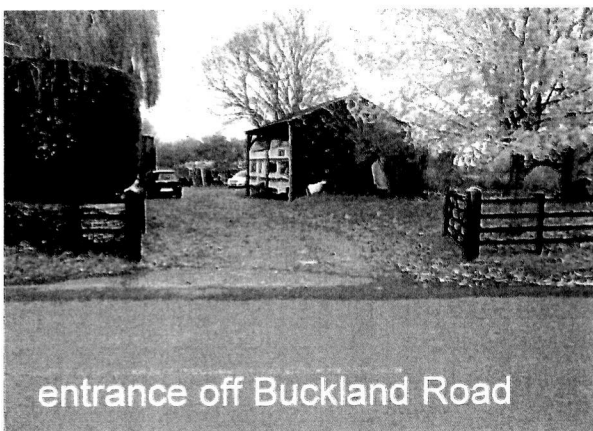
7.0 PHOTOGRAPHS



Annexe, The Swan, Bampton



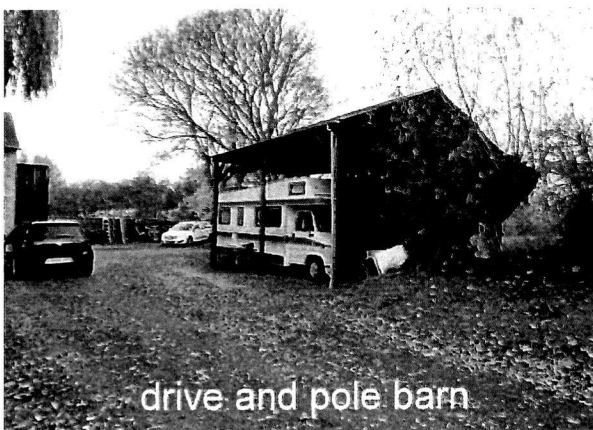
rear elevation



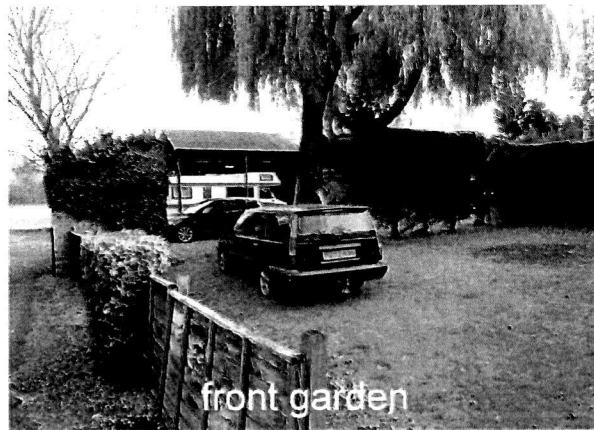
entrance off Buckland Road



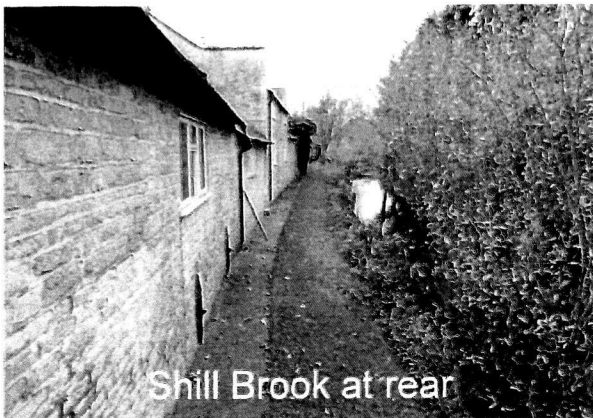
entrance to the shed



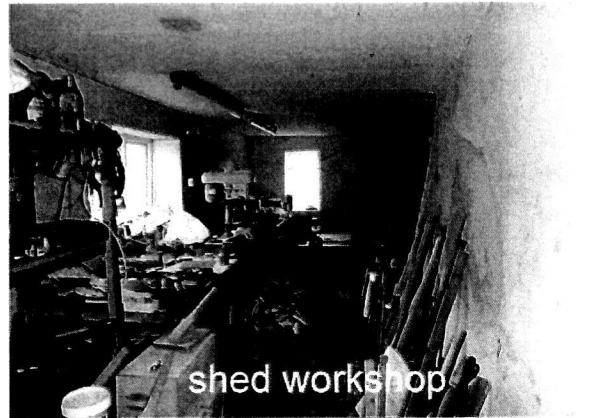
drive and pole barn



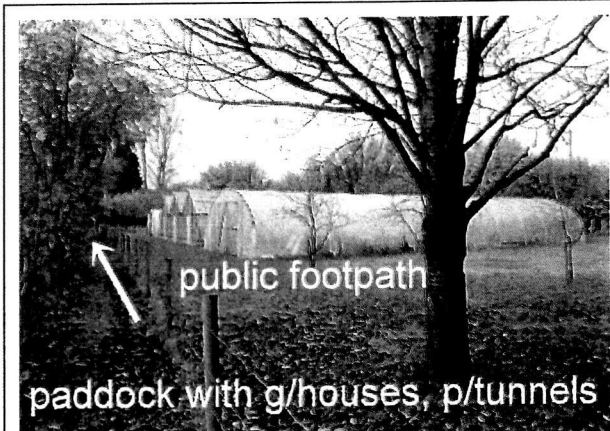
front garden



Shill Brook at rear



shed workshop



public footpath

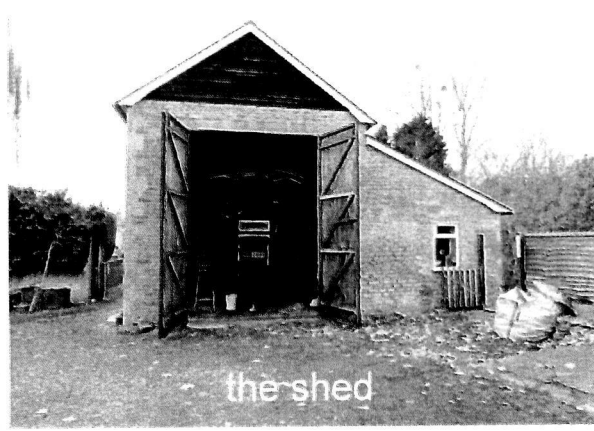
paddock with g/houses, p/tunnels



footbridge over Shill Brook



footbridge



the shed



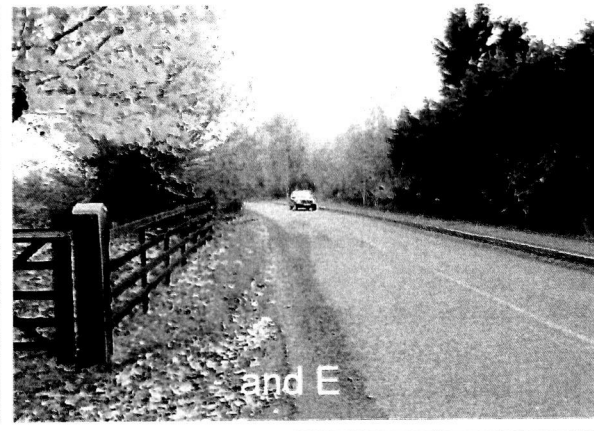
sitting room



kitchen



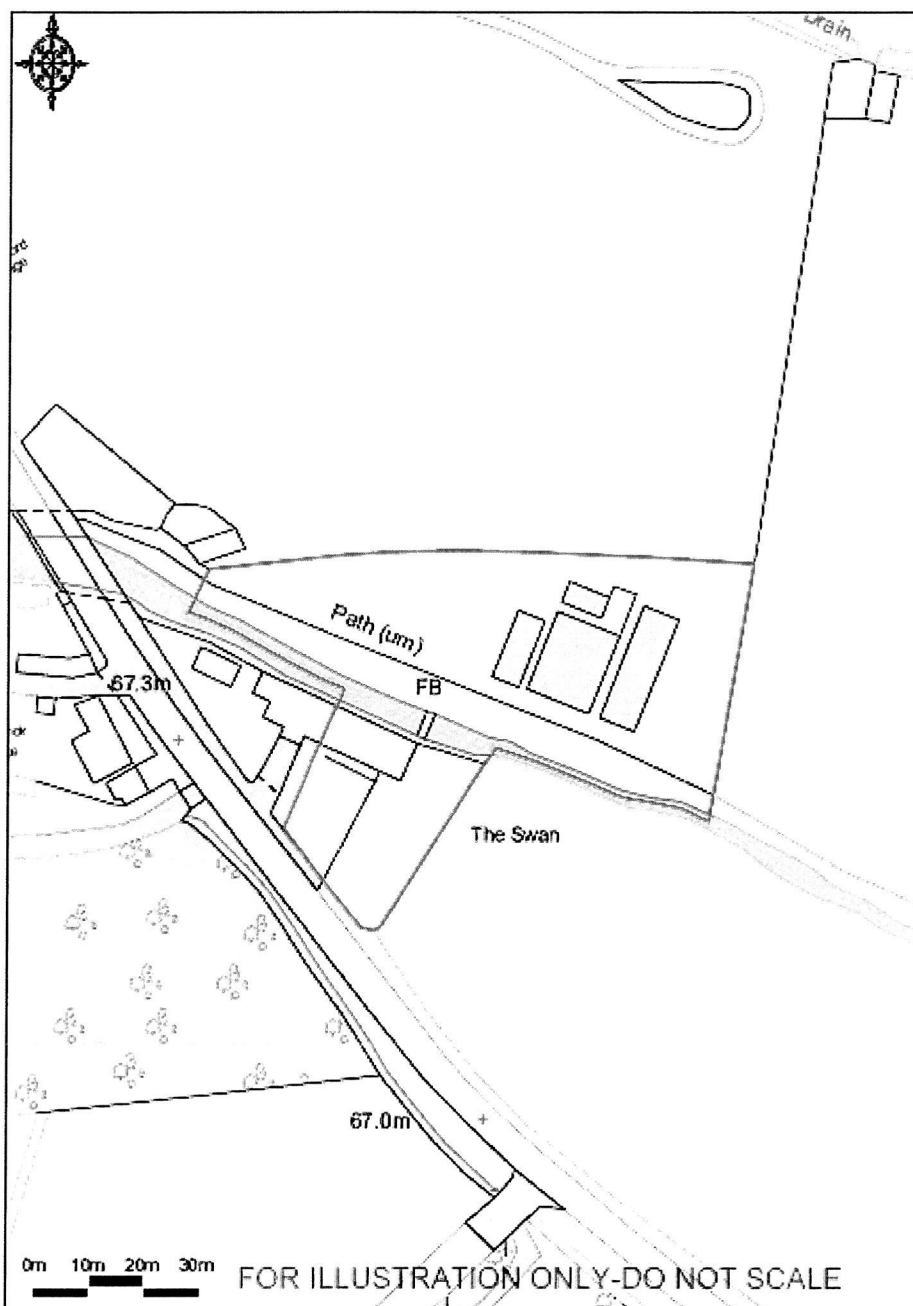
Buckland Road facing W



and E

8.0 SITE PLAN

Annexe at The Swan,
Buckland Road, Bampton,
OX18 2AA

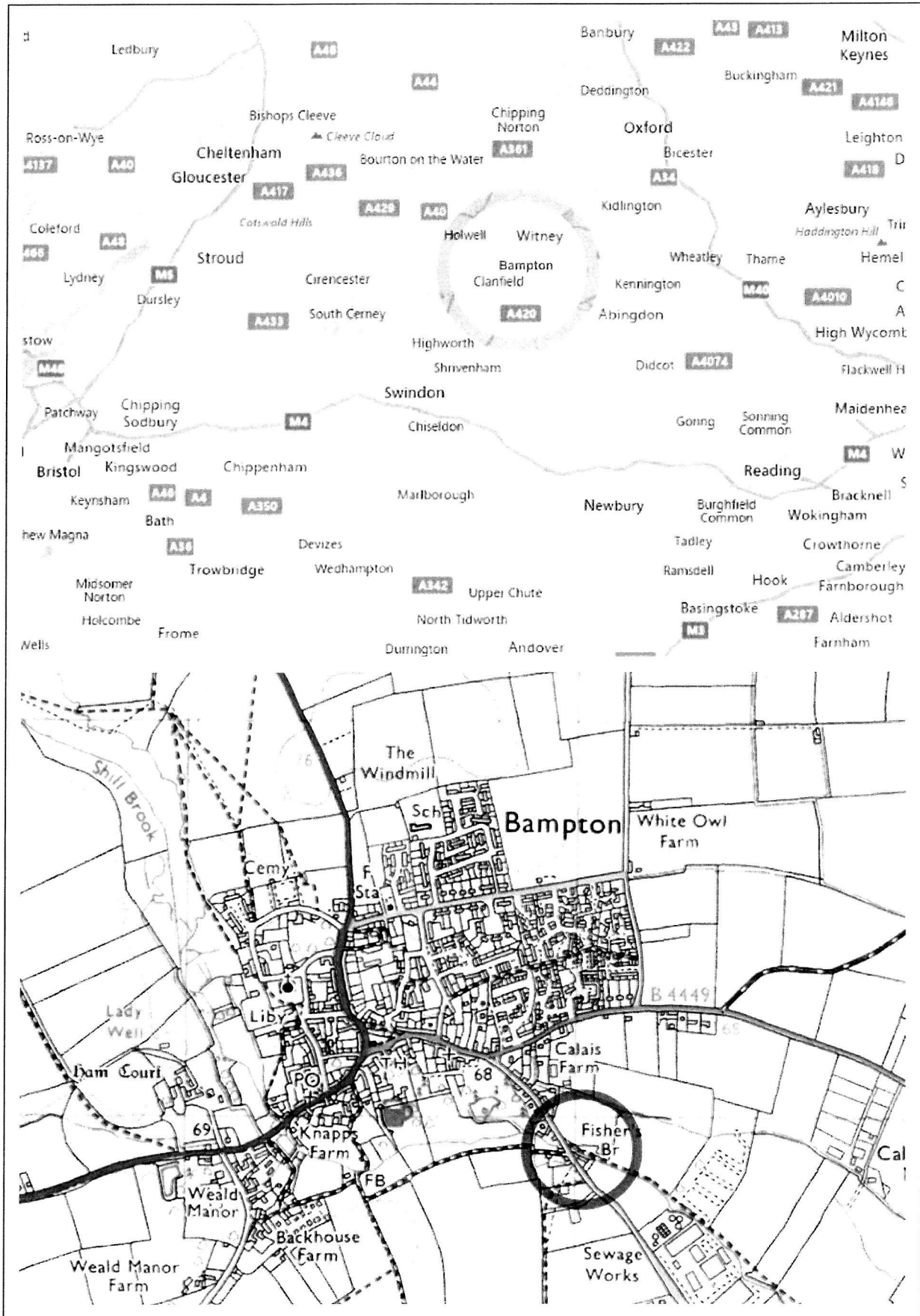


 Promap

© Crown Copyright. All rights reserved.
This is a plan of the land shown on the map.

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9.0 LOCATION PLANS



10.0 GENERAL ASSUMPTIONS & CAVEATS

1. These should be read together with the report to which they form part.
2. This report is prepared for your use in connection with the valuation of the subject property and no duty of care is accepted to any other party.
3. This report and valuation may not be reproduced or published in part or in whole without express *written* consent of Strakers.
4. Strakers hereby confirm that they are not aware of any Conflict of Interest in accepting these instructions.
5. Where Strakers are instructed for Secured Lending, or Mortgages Purposes and a Lender requests an opinion as to current rebuilding costs for insurance purposes, Strakers will provide an indicative figure only. This figure will be given solely as a guide.
6. In preparing this report, Strakers has placed reliance upon information supplied by the client and/or the client's professional advisers and upon verbal enquiries of the Local Planning and Highway Authorities (where sought). Accordingly, attention is drawn to the following assumptions which may require confirmation in detail:
 - a) That there is a good unencumbered title to the property, free from onerous covenants, easements, restrictions or other encumbrances or outgoing (made in the absence of having had sight of the title deeds).
 - b) That the information provided by the Authorities is correct and complete and that a local search would not reveal any matters that would have an adverse effect upon the value of the property, nor liability to the client or its customers in respect of land contamination.
7. Strakers have not carried out a survey or structural building survey and has not inspected parts of the property which were covered, unexposed or inaccessible, nor arranged for, nor carried out specialist tests of ground conditions, or any part of the structure and sub structure, nor electrical, heating, air conditioning or other services to the property or running under the site. Strakers cannot express opinion about or advise upon the condition of uninspected parts and this report should not be taken as making any implied representations or statements about such parts.

In view of these limitations, those relying upon the report should be aware that:

- a) Although regard has been taken of the apparent state of the property, defects may exist that are latent or would be revealed in a more detailed survey.
- b) Strakers are unable to confirm that the property is free from risk of high alumina cement concrete, calcium chloride additive, blue asbestos or other potentially deleterious or hazardous materials or techniques having been used in the construction or alterations of the property.
- c) No measurement nor calculations has been made of the load bearing capacity of foundations, floors or other elements of the structure, which it is assumed is suitable for the present or proposed uses.
- d) The valuation assumes that any more detailed reports, tests or calculations would not reveal any materially adverse conditions.
- e) Unless stated otherwise in this report, we have not been made aware of the content of any environmental audit, land quality statement or soil survey which may identify contamination/pollution or warn of this possibility. Our report in this respect, made only from visual inspection and limited enquiry, cannot be relied upon as conclusive and accordingly the valuation is on the assumption that the property is not subject to contamination. If contamination is discovered then the valuation may have to be reduced or may be null and void.
- f) It must also be clearly pointed out that contamination is often latent, undetectable and unquantifiable, and unless a detailed environment audit or survey is undertaken, there is always the risk that historic contamination or pollution may affect the property and this may become apparent at any time in the future.

- g) Where Strakers are provided with reports by other consultants identifying the existence and extent of contamination and the cost of remediation, we rely upon the information contained without liability in respect thereof.
 - h) Where air conditioning systems are involved, we are not aware, nor have we made any enquiries as to whether the air conditioning system contains CFC's or other environmentally damaging or polluting materials which may be required to be removed by law. Accordingly, our valuation assumes no such liability. However, should there be a requirement now or in the future to carry out such work, this might reduce values now reported.
8. The valuation is valid only as at the date in this report.
 9. The valuation is made on the basis stated in the report and does not take account of the following matters that may have implications in particular circumstances:
 - a) Marketing or other costs of sale.
 - b) Costs in the discharge of mortgages, debentures or other charges against title.
 - c) Compliance with covenants or disputes with lessors or lessees.
 - d) Liabilities under the Defective Premises Act or in relation to party walls.
 - e) Grants available, whether relating to the property or its use.
 - f) Taxation including any effect that an election under Value Added Tax legislation might have upon the valuation.
 - g) Plant and machinery unless forming part of the building and so normally valued with the building, unless stated otherwise.

10. Definition of Market Value (as defined by the RICS):

“The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm’s length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion”.

11. Definition of Market Value for Inheritance Tax purposes (s.160, Inheritance Tax Act 1984):

“The price which the property might reasonably be expected to fetch if sold in the open market at that time; but that price shall not be assumed to be reduced on the ground that the whole property is to be placed on the market at one and the same time”.

12. Definition of Market Rent (as defined by the RICS)

“The estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm’s length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion”.

13. Professional Indemnity

Strakers hold Professional Indemnity Insurance to a limit of £1,000,000 (One million pounds).

14. This valuation is carried out in compliance with the RICS Valuation – Global Standards 2017 (‘the RICS Red Book’); and such compliance with these standards may be subject to monitoring under RICS’ conduct and disciplinary regulations.

15. Strakers operate a Complaints Handling Procedure in accordance with RICS requirements, details of which are available on request.

IMPORTANT

There are a number of matters which are included in the title to land and others to which land is subject which are not referred to in the register. These are set out in the General Information notes printed on the inside of this cover.

The date in NOTE B at the end of the office copy of the entries on the register is the latest date on which this certificate was made to agree with the register.

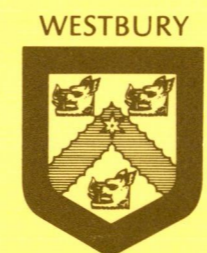
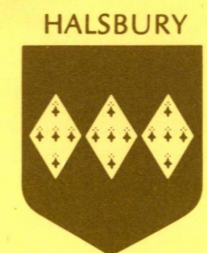
You may send this certificate to the appropriate district land registry to be brought up to date at any time. This service is provided free of charge and is usually completed within a day or two of receipt of the certificate. The date in NOTE B will not be altered unless there has been an addition or amendment to the register since the issue of this certificate.

The copy of the official plan in this certificate is an exact copy of the plan filed at the district land registry on the date referred to in NOTE B at the end of the register. A later revision of the Ordnance Survey Map may have taken place. In this connection please also see the section headed Revision of the Ordnance Survey Map(s) on the inside of this cover.

You may, by applying on printed Form 109 and paying the prescribed fee obtain from the appropriate district land registry office copies of the register and of the official plan.

Any person intending to purchase, or take a mortgage or lease of the registered land may apply to the appropriate district land registry for an official search to confirm the entries in the register and to obtain the prescribed period of priority for the proposed transaction.

Full details of both the office copy and search procedures are set out in Practice Leaflets obtainable as mentioned in the accompanying Explanatory Leaflet.



HM Land Registry

Land Certificate

This is to certify

that the land described within and shown on the official plan is registered at HM Land Registry with the title number and class of title stated in the register.

There are contained in this certificate office copies of the entries in the register and of the official plan and, where so indicated in the register, of documents filed in the Land Registry.

Under section 68 of the Land Registration Act, 1925 and rule 264 of the Land Registration Rules, 1925 this certificate shall be admissible as evidence of the matters contained herein and must be produced to the Chief Land Registrar in the circumstances set out in section 64 of the said Act.



WARNING

All persons are cautioned against altering, adding to or otherwise tampering with either this certificate or any document annexed to it.

REGISTERED LAND – GENERAL INFORMATION

Classes of Title

There are four classes of title with which land may be registered.

(a) **Absolute.** In the case of freeholds, this guarantees that the estate registered is vested in the proprietor of the land, subject only to the entries in the register and such overriding interests (see below) as may affect it.

An absolute title in the case of leaseholds guarantees not only that the registered lease is vested in the registered proprietor but also that the lease was granted validly.

(b) **Possessory.** In the case of either freeholds or leaseholds, registration with possessory title does not affect or prejudice the enforcement of any estate right or interest adverse to the title of the first proprietor and no guarantee is therefore given in respect of such matters. Otherwise such registration has the same effect as absolute title.

(c) **Good leasehold.** This is applicable only to leaseholds. Registration with good leasehold title does not affect or prejudice the enforcement of any estate right or interest adverse to the title of the lessor to grant the lease and no guarantee is therefore given in respect of such matters. Otherwise such registration has the same effect as absolute title.

(d) **Qualified.** In the case of freeholds, this has the same effect as an absolute title except that the title is subject to some defect or right which is specified in the register. A qualified title to leaseholds has the same effect as an absolute or good leasehold title, as the case may be, except for the specified defect.

Conversion of titles. When registration has taken place with any of the above titles other than absolute, conversion to a better title may take place subsequently, in some circumstances as of right, or otherwise at the discretion of the Chief Land Registrar.

Appurtenant rights and privileges

Except where otherwise shown on the register, there is vested in the registered proprietor of the land, any easement, right, privilege or appurtenance which appertains or is reputed to appertain to the land or any part of it or, was at the time of registration demised, occupied or enjoyed with the land or any part of it. This is the case

whether or not such matters are included in the description of the land in the A (Property) register. Where any easement referred to in the A (Property) register is validated by the provisions of the Perpetuities and Accumulations Act 1964 it is to that extent included in the title.

Overriding interests

The register of a title does not normally refer to matters which, in the case of unregistered land, would not usually be disclosed in an abstract of title. The land may nevertheless be subject to such matters, in addition to the charges and other matters referred to on the register, and these include the following:—

(a) Such rights as may be discovered by inspection of the land (e.g., rights of way, light, drainage and other easements) and enquiry of the occupier or any person to whom rent is paid (e.g. leases not noted on the register and equitable interests)

(b) Liabilities arising under Act of Parliament

(i) affecting land generally (e.g. redemption annuities and other rates and taxes of a general nature)

(ii) affecting land in a particular district (e.g. the Building Acts, the Public Health Acts, etc)

(iii) the possibility of compulsory acquisition or requisition whether permanently or for a limited period, by a government department or a local authority (e.g. under the Town and Country Planning Acts, the Agriculture Act 1974, etc)

(c) Local Land Charges (i.e. charges in favour of a local authority under an Act of Parliament). These will be registered in the local registers kept by the local authority.

The above provides only a summary of the matters which may affect registered land whether or not referred to on the register. A detailed list of such matters (known as overriding interests) is contained in section 70 of the Land Registration Act 1925 to which further additions have been made by Rule 258 of the Land Registration Rules 1925, section 13(11) of the Tithe Act 1936 and section 41 of the Coal Act 1938 (with section 5 and Schedule 1 to the Coal Industry Nationalisation Act 1946). Where necessary reference should be made to these provisions for further information.

Boundaries of Registered Land

Except in the very few cases where the register of title states that the boundaries have been fixed the title plan, a copy of which is included in the certificate, only indicates the general boundaries to the land registered. This means that the exact line of any boundary is left undetermined – as, for instance, whether it includes a hedge or wall and ditch, or runs along the centre of a wall or fence, or its inner or outer face, or how far it runs within or beyond it; or whether or not the registered land includes the whole or any portion of an adjoining road or stream.

The Ordnance Map on which the title plan is based, shows physical features such as a hedge, a wall or a fence. Where the boundaries of land are represented by such physical features, the title is mapped up to them. The physical boundaries are therefore defined on the title plan but the exact boundary lines within the features are left undetermined.

Where the boundary of the land does not follow a physical feature shown on the Ordnance Survey Map it will be indicated on the title plan by a dotted line. In addition, the fullest available particulars of the boundary are required to be added.

The Registry may also endorse the title plan that the boundaries have been plotted from the plans to the deeds and that the title plan may be updated from later survey information.

For more exact information concerning the position of boundaries the land should be inspected and such enquiries made as to boundaries as may be necessary. The register may disclose some information as to the ownership or responsibility for the maintenance of boundaries, where such information is available from any deeds and documents of title. However such information is often uncertain or incomplete and its accuracy cannot therefore be guaranteed.

Inspection of the land

It will be apparent from the preceding paragraphs that inspection of the land is a matter of importance to any persons intending to purchase or otherwise deal with it. Such persons should always inspect the land itself, not only to discover the position of boundaries and the existence of any rights of way, light, drainage or other easements or overriding interests but also the identity of all persons in occupation of the land or any buildings on it so that enquiries may be made as to their rights of occupation and otherwise and as to whom rent (if any) is paid.

Revision of the Ordnance Survey Map(s)

The title plans prepared by HM Land Registry are based on the large scale maps of the Ordnance Survey.

The Ordnance Survey map is revised from time to time and a new title plan may be substituted for the existing title plan based on such revision. If this happens an entry to that effect will be made in the register and the copy of the title plan in the certificate will be replaced when the certificate is next sent to the Land Registry.

Personal covenants

Covenants imposing a positive obligation on the covenantor, such as those to erect and maintain fences, repair roads or to indemnify a previous owner in respect of existing positive covenants are not a burden on the land but only on the person making them. Such covenants are not therefore entered as encumbrances in the charges register. On a sale of registered land, as on a sale of unregistered land, the vendor will want to be satisfied as to whether or not he or she has entered into any personal covenants so that, if necessary, an indemnity covenant may be taken from the purchaser.

Since 1952, personal covenants contained in transfers of registered land have been noted in the proprietorship register. Until 1993 no note was made of personal covenants contained in deeds dated prior to the date of registration. Since then personal covenants contained in deeds inducing registration have been dealt with in the same way as those contained in transfers of registered land.

On computerised registers the date of first registration of the land will usually be entered in brackets before the property description. Where exceptionally no date is shown this means that parts of the title were first registered at different times. In such cases information can be obtained from the appropriate district land registry.

It is regretted that the Land Registry cannot take retrospective action with regard to such personal covenants where the land was registered before 1993.

Further Information

The information set out above is intended to be only general guidance to the topics referred to. More detailed information may be obtained as set out in the accompanying Explanatory Leaflet.

Any enquiries relating to the registration of any matters referred to above and in the accompanying leaflet may be addressed to the appropriate district land registry for the area in which the land is situated. This information is set out in Explanatory Leaflet No. 9 available free of charge from any district land registry. The Registry will always try to assist with such enquiries but it should be borne in mind that the Land Registry is not authorised nor in a position to advise as to legal matters generally nor act for any person in such matters so that, where necessary, the assistance of a solicitor or other person or body such as the Citizens' Advice Bureau should be sought.



A: Property Register

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

OXFORDSHIRE : WEST OXFORDSHIRE

1. (10 October 2001) The **Freehold** land shown edged with red on the plan of the above Title filed at the Registry and being The Old Swan, Buckland Road, Bampton, (OX18 2AA).

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. (10 October 2001) **PROPRIETOR:** DAVID FRAZER TOMLINS of The Old Swan, Buckland Road, Bampton, Oxfordshire OX18 2AA.
2. (10 October 2001) The value as at 10 October 2001 was stated to be between £100,000 and £200,000.
3. (10 October 2001) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

C: Charges Register

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

1. (10 October 2001) A Conveyance of the land in this title and other land dated 19 July 1963 made between (1) Helen Janet Knipe (Vendor) (2) Courage Barclay and Simmonds Limited (Purchaser) and (3) Emily Lucy Sollis (Sub-Purchaser) contains the following covenants:-

"THE Sub-Purchaser for herself and her successors in title hereby covenants with the Purchaser and its successors and assigns for the benefit of the Purchaser's licensed premises situate at Bampton in the County of Oxford including in particular the premises known as "New Inn" and "The Wheatsheaf" Bampton aforesaid so as to bind the property hereby conveyed into whosoever hands the same shall come that no part of the land and premises hereby conveyed shall at any time hereafter be used for

C: Charges Register continued

the manufacture sale storage or distribution thereon or therefrom of any intoxicating liquors whatsoever and no building now erected or hereafter to be erected thereon shall at any time be used or occupied as an Inn Public House Beer House Off Licence Club or Hotel"

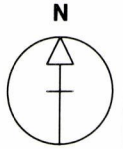
END OF REGISTER

NOTE A: A date at the beginning of an entry is the date on which the entry was made in the Register.

*NOTE B: This is a copy of the register on **10 October 2001 at 09:28:33.***



TITLE NUMBER
ON229551



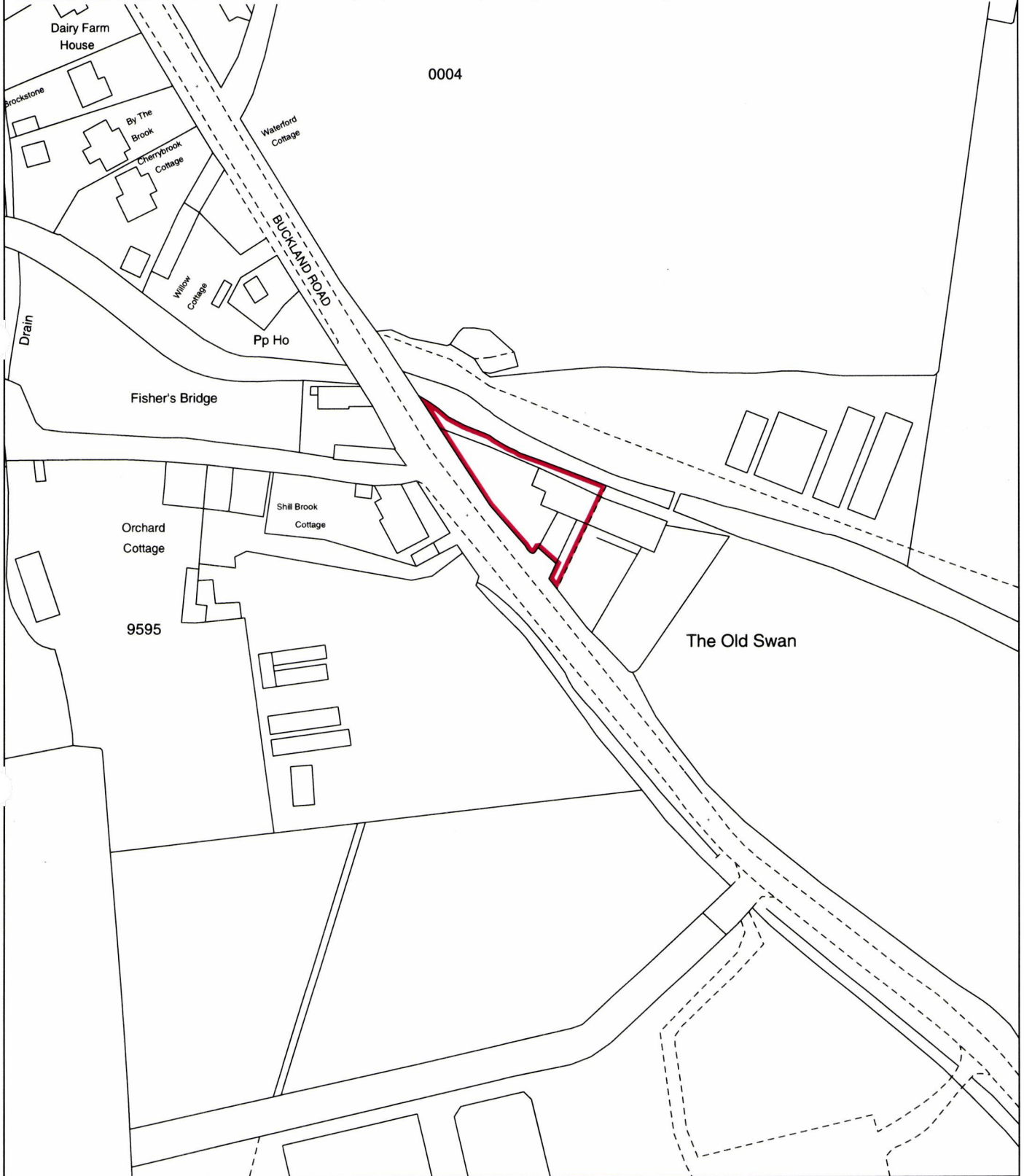
OXFORDSHIRE : WEST OXFORDSHIRE

ORDNANCE SURVEY MAP REFERENCE:

SP3202NW

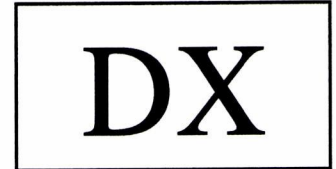
SCALE 1:1250 Enlarged from 1/2500

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LEE CHADWICK & CO
DX 40202
WITNEY



Your ref: VBC/TOMLINS

Our ref: C2A/ON229551

Date: 8 December 2001

COMPLETION OF REGISTRATION

Title Number : ON229551

Nature of Application : FIRST REGISTRATION

Application received on : 10 OCTOBER 2001

Registered Proprietor: DAVID FRAZER TOMLINS

Property : THE OLD SWAN, BUCKLAND ROAD, BAMPTON, (OX18 2AA).

Your application has been completed.

The Land Certificate and the documents marked with a tick on the accompanying list are enclosed. Those marked with an asterisk have been kept by this office.

If we need to correspond with, or send a formal notice to, an owner, chargee or cautioner we will write to their address shown on the register. It is important that this address is correct and up to date. Please notify us at once of any change of address, quoting the title number. If you act for the owner, chargee or cautioner please advise them of the title number and of the need to contact us on a change of address.

You do not need to reply unless you think a mistake has been made. If there is a problem, please write to this office.





HM Land Registry

Explanatory Leaflet

Important

The Land Certificate enclosed with this leaflet is your record of title to the property to which it relates. It contains a copy of the register of your title and the title plan, both up to date at the time it is sent to you, and it is an important document which, broadly speaking, replaces the numerous and bulky deeds held by owners of unregistered land. You may, however, need to retain certain of the pre-registration deeds, particularly for example, if you have a leasehold title, the lease on which the registration is founded. Please take care of this certificate and keep it in a safe place because, although it can be replaced, possession of it is a protection against possible misuse and its loss would cause you inconvenience and expense. Please quote the title number in any enquiry to the Land Registry. This number will be found inside the Land Certificate at the top of the A (Property) register.

Guarantee/Indemnity

A registered title is guaranteed. Any person who suffers loss through any error or omission that occurs in the register, or because the register needs to be rectified, would normally be entitled to payment of indemnity (unless such person has caused or substantially contributed to the loss).

Your address

The address in the B (Proprietorship) register is the address to which the Land Registry will send any notices or other communications. If this is not shown correctly or you change your address, it is important that you return your Land Certificate for amendment. No fee is charged for this.

Further information

This leaflet and the matters set out on the cover of your Land Certificate give only limited information in general terms.

Further leaflets, giving more detailed information on a number of aspects of the registered system, can be obtained free of charge on application to any land registry office. The following is a list of those more commonly in use:

Explanatory Leaflets

- No. 3 Applications on the death of a registered proprietor
- No. 4 Protecting Matrimonial Home Rights under the Family Law Act 1996
- No.9 Areas served by the district registries of HM Land Registry
- No.10 A Guide to Land Certificates and Charge Certificates

Dealing with your house or property

Registration does away with the need to produce evidence of the previous history of the title. This is only necessary when dealing with unregistered land. To prove your title to other people (such as those seeking to purchase your property) you can simply send for official copies (known as 'office copies') of the register and the title plan or they can send for such copies themselves. In their turn, any persons dealing with you can quickly and safely accept such office copies as evidence of the state of your title as at the date shown on them. They can then protect themselves (without visiting any Land Registry office personally) by making an official search of the register a few days before completion of the proposed transaction. This will show any other entries which have been made in the register since the date of the office copies already supplied. It will also reserve priority for 30 working days for the registration of the transaction.

Every effort is made to despatch office copies of the register and title plan within two days of the receipt of the application. Certificates of the result of official searches are normally issued either in the day of the receipt of the application or, in the case of a search affecting only part of the title, on the next day.

Simple forms should be used for transfers and mortgages of registered land. These forms may be purchased from any law stationer. Each registered title is identified by its registration (title) number so that the description of the property in any document dealing with it can be reduced to a few words. Any application to register a dealing with the land will normally need the Land Certificate to be lodged with it, or at least to be placed on deposit at the Land Registry to meet the application.

No. 15 The Open Register – A guide to information held by the Land Registry and how to obtain it

No.18 Boundary questions and disputes - A guide to the information and assistance available from the Land Registry

Practice Leaflets

No.13 Applications for Office Copies

If a district land registry lies within the area covered by your local telephone directory, you will find it listed by name, eg. Birkenhead District Land Registry. Where there is no listing, please telephone Land Registry Headquarters on 020 7917 8888 to find out the telephone number of the district land registry which will be able to deal with your query.

The following are the postal addresses for correspondence purposes of the district land registries referred to in this leaflet. You may be asked to send any application to another address.

BIRKENHEAD (OLD MARKET)

The Birkenhead (Old Market) District Land Registry
Old Market House, Hamilton Street
BIRKENHEAD, Merseyside CH41 5FL

BIRKENHEAD (ROSEBRAE)

The Birkenhead (Rosebrae) District Land Registry
Rosebrae Court, Woodside Ferry Approach
BIRKENHEAD, Merseyside CH41 6DU

COVENTRY

The Coventry District Land Registry
Leigh Court, Torrington Avenue, Tile Hill
COVENTRY CV4 9XZ

CROYDON

The Croydon District Land Registry
Sunley House, Bedford Park
CROYDON CR9 3LE

DURHAM (BOLDON HOUSE)

The Durham (Boldon House) District Land Registry
Boldon House, Wheatlands Way, Pity Me
DURHAM DH1 5GJ

DURHAM (SOUTHFIELD HOUSE)

The Durham (Southfield House) District Land Registry
Southfield House, Southfield Way
DURHAM DH1 5TR

GLOUCESTER

The Gloucester District Land Registry
Twyver House, Bruton Way
GLOUCESTER GL1 1DQ

HARROW

The Harrow District Land Registry
Lyon House, Lyon Road
HARROW, Middx. HA1 2EU

KINGSTON UPON HULL

The Kingston-Upon-Hull District Land Registry
Earle House, Portland Street
HULL, HU2 8JN

LANCASHIRE

The District Land Registry for Lancashire
Wrea Brook Court, Lytham Road
Warton, PRESTON PR4 1TE

LEICESTER

The Leicester District Land Registry
Westbridge Place
LEICESTER LE3 5DR

LYTHAM

The Lytham District Land Registry
Birkenhead House, East Beach
LYTHAM ST. ANNES Lancs FY8 5AB

NOTTINGHAM (EAST)

The Nottingham (East) District Land Registry
Robin's Wood Road
NOTTINGHAM NG8 3RQ

NOTTINGHAM (WEST)

The Nottingham (West) District Land Registry
Chalfont Drive
NOTTINGHAM NG8 3RN

PETERBOROUGH

The Peterborough District Land Registry
Touthill Close, City Road
PETERBOROUGH PE1 1XN

PLYMOUTH

The Plymouth District Land Registry
Plumer House, Tailyour Road
Crownhill, PLYMOUTH PL6 5HY

PORTSMOUTH

The Portsmouth District Land Registry
St. Andrew's Court, St. Michael's Road
PORTSMOUTH Hampshire PO1 2JH

STEVENAGE

The Stevenage District Land Registry
Brickdale House, Swingate
STEVENAGE Herts. SG1 1XG

SWANSEA

The Swansea District Land Registry
Ty Bryn Glas, High Street
SWANSEA SA1 1PW

TELFORD

The Telford District Land Registry
Parkside Court, Hall Park Way
TELFORD TF3 4LR

TUNBRIDGE WELLS

The Tunbridge Wells District Land Registry
Forest Court, Forest Road
TUNBRIDGE WELLS, Kent TN2 5AQ

WEYMOUTH

The Weymouth District Land Registry
Melcombe Court
1 Cumberland Drive
WEYMOUTH Dorset DT4 9TT

YORK

The York District Land Registry
James House, James Street
YORK YO1 3YZ

WALES/CYMRU

The District Land Registry for Wales
Cofrestrfa Tir Ddosbarthol Cymru
Tŷ Cwm Tawe, Phoenix Way, Llansamlet
SWANSEA SA7 9FQ

DECLARATION OF SOLVENCY

OF

TIMOTHY FRAZER TOMLINS

J. J. Doohle

I TIMOTHY FRAZER TOMLINS do solemnly and sincerely declare as follows:

1. *I confirm that I am the owner of the property known as The Old swan, Buckland Road, Bampton, Oxford*
2. *The property is unregistered.*
3. *By a transfer dated the 31st day of August 2001 I transferred part of the property to my son David Frazer Tomlins the part being transferred shown edged red on the plan attached to the Transfer.*
4. *I confirm that at the date of the transfer of the property to my son I had never had a petition in bankruptcy served upon me or a receiving order made against me nor has any judgement ever been entered against me in any Court of record.*

AND I MAKE THIS SOLEMN DECLARATION *contientiously believing the same to be true and by virtue of the provisions of the Statutory Declaration Act 1835.*

Signed by TIMOTHY FRAZER TOMLINS

this 4th day of September 2001

Before me, R. J. Ridley

R. J. Ridley

Solicitor/Commissioner for Oaths

**R. J. RIDLEY
SOLICITOR
13-15 High Street
Witney
Oxon OX3 6LW**

Check these one as they say!

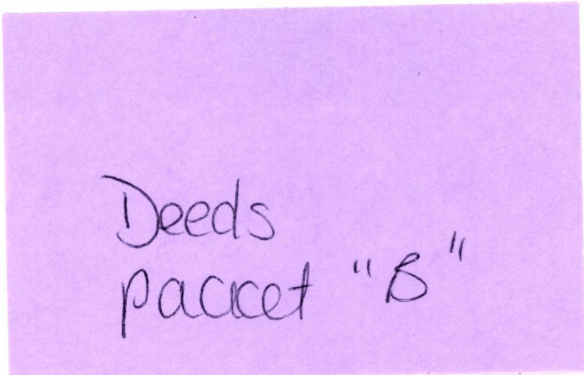
Attached is a Deeds Packet marked "A"

These are the pre-registration deeds and documents relating to The Swan Inn at Bampton.

So far as I can see Mr. Tomlins Senior transferred the whole property known as The Swan Inn to his son David Frazer Tomlins on 31st August 2001 (unfortunately there is no copy of the Transfer which would confirm it was not a transfer of part, but the registered title seems to show the same land as is on the 1963 Conveyance which was the root document in our Epitome).

I actually remember this one. Vernon wanted to keep the original deeds so I sent an examined Epitome to the Land Registry.

Deeds pack "B" is the registered title in the name of David Fraser Tomlins



Deeds
packet "B"

Deeds Packed "C" relates to land Across the river from the Swan public House. This land is still in the name of Timothy Frazer Tomlins

Sue

Check these one as they say!

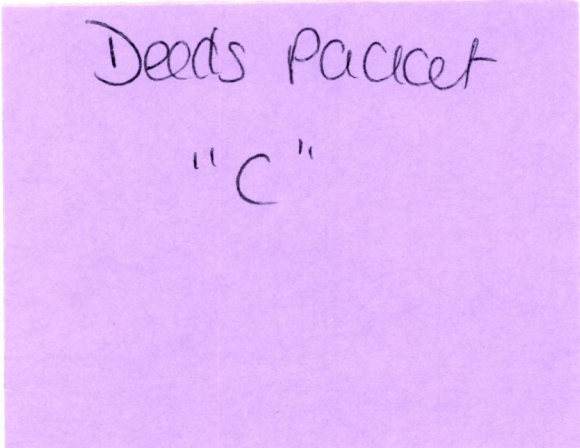
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