

# Official copy of register of title

Title number    **SY000000**  
Edition date    **3 November 2024**  
Property        **14 Sample Lane, Sampleton, Woking GU21 0AA**

## Homeproof notes

### WHO OWNS IT

Part B, entry 1 names the owner. The person selling should be her, or be acting for her.

### THE EDGE IN RED

Part A describes the land by the title plan. The plan shows general boundaries, not the exact line.

### WHAT RESTRICTS A SALE

B3 went on when two owners bought in 2014; one remains. A sale by her alone needs a second trustee to join in, so that the price is paid to two.

### THE DEED IT REFERS TO

A3 and C1 point at the 1963 Conveyance. The register summarises it; the deed has the full words.

This official copy shows the entries on the register of title on 1 September 2026 at 10:42:15. Any application made after that time is not reflected here.

Section 67 of the Land Registration Act 2002: a court will accept an official copy as evidence to the same extent as the original register it is a copy of.

The register is in three parts. Entries are numbered within each part, and the date in brackets is the date the entry was made.

## A: Property register

*The land in this title, and the rights that go with it.*

- (11 April 1963) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 14 Sample Lane, Sampleton, Woking (GU21 0AA).
- (11 April 1963) The land has the benefit of a right of way on foot only over the passage running along the rear boundary, as granted by the Conveyance dated 11 April 1963 referred to in entry 3.
- (11 April 1963) The Conveyance dated 11 April 1963 by which the land was sold contains covenants given by the buyer, set out in the Charges register.  
**NOTE:** Copy filed.

## B: Proprietorship register

*Who owns the land, the class of title, and anything that limits a sale.*

### TITLE ABSOLUTE

- (3 November 2024) PROPRIETOR: ALEXANDRA SAMPLE of 14 Sample Lane, Sampleton, Woking GU21 0AA.
- (15 August 2014) The price stated to have been paid on 15 August 2014 by Alexandra Sample and Benjamin Sample, the proprietors then registered, was £412,000.
- (15 August 2014) RESTRICTION: No sale or other disposition by a sole proprietor of the land, other than a trust corporation, under which capital money arises is to be registered unless a court has ordered it.

Continued on the next page: C: Charges register.

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## C: Charges register

*What burdens the land: covenants, rights others have over it, and mortgages.*

- 1** (11 April 1963) A Conveyance of the land in this title dated 11 April 1963 made between (1) Charles Sample (Vendor) and (2) Sampleton Estates Limited (Purchaser) contains covenants. They are summarised in the schedule below.  
**NOTE:** Copy filed.

### SCHEDULE OF THE 1963 COVENANTS (SUMMARY)

1. To put up a close-boarded fence along the sides of the land marked T on the plan to the Conveyance, and to keep it in repair.
2. To use the land and any building on it as one private house only.
3. Not to build within twenty feet of the road frontage without the Vendor's written consent.

- 2** (15 August 2014) REGISTERED CHARGE dated 15 August 2014.

- 3** (15 August 2014) Proprietor: SAMPLE BUILDING SOCIETY.

**End of register**

## Homeproof notes

### COVENANTS STILL BIND

C1: the 1963 restrictions (one house only, nothing built within twenty feet of the road) bind whoever owns the land today. The promise to put up and keep the fence is a positive covenant: it does not pass to later owners by itself, though an indemnity chain in later deeds often carries it on. The Conveyance has the exact words.

### THE MORTGAGE

C2 and C3 are the current mortgage and its lender. The amount owed is never shown on the register.

### READ THE DEED

The schedule is a summary. The Conveyance itself has the exact wording and the plan with the T marks.