



Title register for:

Lifton Hall Hotel & Village Inn, New Road, Lifton, PL16 0DR (Freehold)

Title number: DN501028

Accessed on 27 February 2025 at 11:45:12

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Register summary

Title number	DN501028
Registered owners	Sarah Elizabeth Elworthy Lifton Hall Hotel, New Road, Lifton, Devon PL16 0DR Richard James Elworthy Lifton Hall Hotel, New Road, Lifton, Devon PL16 0DR Robert Brian Fleming Lifton Hall Hotel, New Road, Lifton, Devon PL16 0DR
Last sold for	No price recorded

A: Property Register

This register describes the land and estates comprised in this title.

Entry number	Entry date	
1	1993-09-28	DEVON : WEST DEVON
		The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Lifton Hall Hotel, New Road, Lifton (PL16 0DR).
2	1993-09-28	A Conveyance of the land in this title and other land dated 20 March 1972 made between (1) Harold Francis Avery and Freda Alma Avery (Vendors) and (2) Margaret Worrall (Purchaser) is expressed to grant the following rights:-
		"TOGETHER ALSO WITH the benefit of all rights of access to and egress from the property and other rights (if any) of the Vendors over the property coloured yellow on the said plan numbered 1 and edged yellow on the said plan numbered 2 as part of the highway."
		NOTE: Copy plan No 2 filed under DN332897.
3	2001-01-30	The land has the benefit of the rights reserved by but is subject to the rights granted by the Transfer dated 11 December 2000 referred to in the Charges Register.
4	2001-01-30	The Transfer dated 11 December 2000 referred to above contains a provision as to boundary structures.
5	2001-02-21	The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer of the land in this title and other land dated 26 January 2001 made between (1) Roy Alfred Emerson and Janet Ann Emerson and (2) Andrew George Sands Brown and Glenys Brown.

NOTE: Copy filed under DN443114.

6	2008-03-27	The Transfer dated 25 February 2008 referred to in the Charges Register contains a provision as therein mentioned.
7	2020-08-12	The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Class of Title: Title absolute

Entry number	Entry date	
1	2009-06-15	PROPRIETOR: SARAH ELIZABETH ELWORTHY, RICHARD JAMES ELWORTHY and ROBERT BRIAN FLEMING of Lifton Hall Hotel, New Road, Lifton, Devon PL16 0DR.
2	2009-06-15	RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.
3	2009-06-15	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.
4	2009-06-15	RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed

by the proprietor for the time being of the Charge dated 10 June 2009 in favour of National Westminster Bank PLC referred to in the Charges Register or their conveyancer.

C: Charges Register

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

Class of Title: Title absolute

Entry number	Entry date
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1	2000-07-03	The land is subject to the following rights granted by a Transfer of the land edged and numbered 2 in blue on the title plan dated 11 May 2000 made between (1) Roy Alfred Emerson and Janet Ann Emerson (Transferors) and (2) Janet Ann Emerson (Transferee):-
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"13.4 The Retained Land shall mean the land comprised in Title No DN332897 other than the property

13.5 The maximum permitted period shall mean the period commencing on 31st March 2000 and enduring for 80 years and shall be the Perpetuity Period applicable in this Transfer

13.6 The service installations shall mean sewers drains channels pipes watercourses gutters mains wires cable soakaways and any other conduits and apparatus for the supply of water electricity gas or telephone or for the disposal of foul or surface water

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Easements and Rights Granted

1. Rights of way without or without vehicles at all times and for all usual and reasonable purposes in respect of the enjoyment of the Property over the accessway coloured brown on the plan

2. Rights of passage of water soil gas electricity and telephone communications, through the service installations serving the Property as are now or may hereafter during the maximum permitted period be situate on or in or under the Retained Land

3. Rights for the eaves gutters foundations flues service meters and ventilators of any building including boundary walls and fences erected on the property to protrude into or over any other part of the Retained Land and the free right of passage of air and gasses to the said flues and ventilators over and through any other part of the Estate

4. Rights to enter upon the Retained Land on giving reasonable notice to the occupier thereof (save in case of emergency) for the purpose of inspecting maintaining repairing and renewing

4.1 anything necessary for the proper enjoyment of the easements hereby granted

4.2 any building including boundary walls and fences forming part of the Property

The Transferee doing as little damage as possible to the land so entered upon and making good without undue delay to the reasonable satisfaction of the owner and the occupier thereof any damage caused or occasioned by or during the exercise of such rights

Transferees Covenants

The Transferee hereby covenants with the

Transferor and all other persons claiming under their as Transferee of any part of the Retained Land

1. to keep the garden or garden land forming part of the Property properly planted and in a good state of cultivation and order and in a clean condition and free from weeds

2. To carry out the cleansing and maintenance of all private drains passing in through or under the Property

3. To maintain repair and where necessary renew the surface of the accessway coloured brown on the plan".

NOTE: Copy Transfer filed under DN432661.

2	2001-01-30	A Transfer of the land edged and numbered 1 in blue on the title plan dated 11 December 2000 made between (1) Janet Ann Emerson (2) Roy Alfred Emerson and Janet Ann Emerson and (3) Thambaiyah Balakumaran contains restrictive covenants by the Transferor.
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NOTE: Copy filed under DN442161.

3	2008-03-27	The land is subject to the rights granted by a Transfer of an electricity sub-station lying to the north dated 25 February 2008 made between (1) Jonathan Michael Elworthy and others and (2) Western Power Distribution (South West) plc.
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The said Transfer also contains restrictive covenants by the Transferor.

NOTE:-Copy filed under DN566586.

4	2009-06-15	REGISTERED CHARGE dated 10 June 2009.
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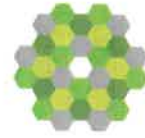
5

2009-06-15

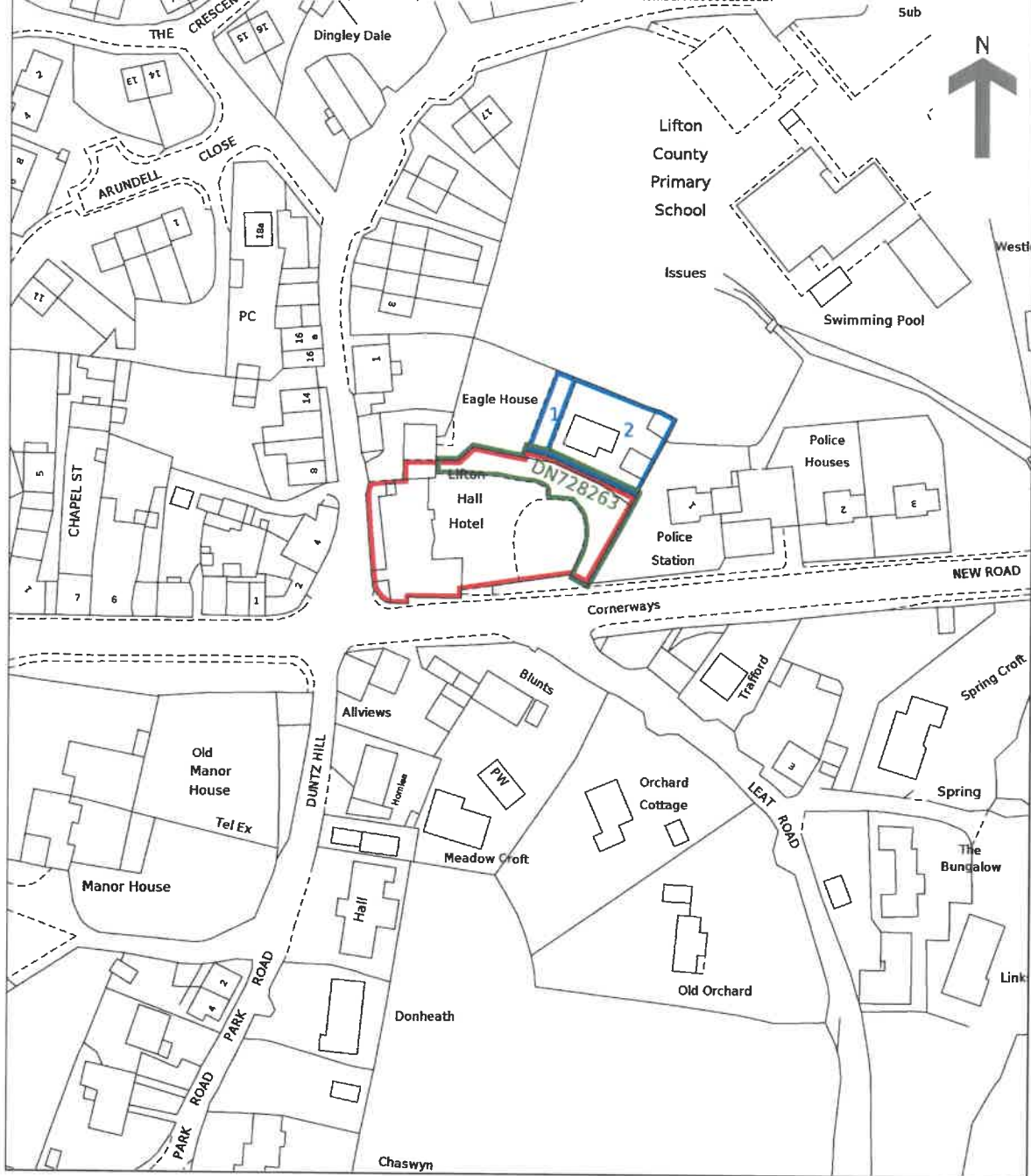
Proprietor: NATIONAL WESTMINSTER BANK PLC
(Co. Regn. No. 929027) of Manchester Credit
Documentation Centre, P.O. Box 339, Floors 14 &
15, Lowry House, 17 Marble Street, Manchester
M60 2AH.

HM Land Registry Current title plan

Title number **DN501028**
Ordnance Survey map reference **SX3885E**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Devon : West Devon**



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This title is dealt with by HM Land Registry, Plymouth Office.