

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



Official copy of register of title

Title number DN544117

Edition date 29.12.2006

- This official copy shows the entries on the register of title on 25 FEB 2026 at 13:52:45.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 25 Feb 2026.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Plymouth Office.

A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

DEVON : NORTH DEVON

- 1 (29.12.2006) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being Sandpiper Inn, Broad Street, Ilfracombe (EX34 9BN).
- 2 (29.12.2006) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
 Date : 18 September 1998
 Term : 21 years from 1 September 1998
 Parties : (1) Enterprise Inns Plc
 (2) Kirk Goodman and Maria Goodman
- 3 (29.12.2006) There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.
- 4 (29.12.2006) By a Deed dated 7 November 2006 made between (1) Enterprise Inns Plc and (2) Kirk Goodman and Maria Goodman the terms of the registered lease were varied.

NOTE 1:- The proprietor of the registered charge dated 3 February 1999 of the landlords title number DN266480 was not a party to the deed nor was evidence of its consent to the deed produced to the registrar

NOTE 2:- Copy Deed filed.

- 5 (29.12.2006) The landlord's title is registered.

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

Title number DN544117

B: Proprietorship Register continued

- 1 (29.12.2006) PROPRIETOR: KEVIN PRIDEAUX and KAREN GEORGINA PRIDEAUX of The Sandpiper Inn, Broad Street, Ilfracombe, Devon EX34 9BN and of 17 Cambridge Grove, Ilfracombe, Devon EX34 9JZ.
- 2 (29.12.2006) The price, other than rents, stated to have been paid on the grant of the lease was £73.000.

End of register

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

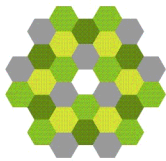
This official copy is issued on 25 February 2026 shows the state of this title plan on 25 February 2026 at 13:52:46. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

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

HM Land Registry

Official copy of title plan

Title number **DN544117**
Ordnance Survey map reference **SS5247NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Devon : North Devon**



©Crown Copyright. Produced by HM Land Registry.
Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number AC0000851063.

