



Barker Gotelee
41 Barrack Square
Martlesham Heath
Ipswich
IP5 3RF

Sent by email

Email sent to:
daniel.fairs@barkergotelee.co.uk

Date
6 June 2017

Your ref
Daniel Fairs/0075793-205

Our ref
SK373981

Proprietor/Applicant **Charles Grenville Vernon Wentworth**

Title number **SK373981**

Property **Friston Village Hall, Church Road, Friston, Saxmundham**

Dear Sirs

Thank you for your correspondence dated 5 June 2017.

I have referred your enquiry to a senior officer who has instructed me to inform you that entries of this nature are made when the title deeds do not include a Conveyance on Sale and title is devolved by means of transactions not on sale, as in this case the root deed for the land is an Assent dated 1974. An Assentee would not investigate title in the manner as would a bona fide purchaser on sale, therefore, the possibility of undisclosed restrictive covenants cannot be overlooked. The Conveyance dated 5 April 1945 was not on sale, if this is not the case, please return the Conveyance for further consideration.

If you are able to provide a prior conveyance on sale or evidence as to all estate owners since 1925, together with clear Land Charge searches in respect of the estate owners, consideration will be given to the removal of the entry.

For a further explanation of the subject, please refer to "Registered Conveyancing" by Ruoff & Roper (Looseleaf Edition) section 12-19.

If you would like to discuss this correspondence or require it in an alternative format please contact us, quoting our reference.

Yours faithfully

Kathy Davies
0300 006 9512

HM Land Registry
Wales Office
PO Box 75
Gloucester
GL14 9BD

DX 321601 Gloucester 33

wales.office
@landregistry.gov.uk

www.gov.uk/land-registry