Completion of registration

Title number	**DN230679**
Property	**7 Homemeadows House, Brewery Lane, Sidmouth (EX10 8UU)**
Registered proprietor	**Merilyn Frances Eileen Cook**

Your application lodged on 7 February 2025 has been completed. An official copy of the register is enclosed. No amendment has been made to the title plan.

The official copy shows the entries in the individual register of title as at the date and time stated on it. You do not need to reply unless you think a mistake has been made in completing your application.

If you lodged Original Deeds and documents with your application, we are returning these, except for any destroyed in accordance with Rule 203 of the Land Registration Rules 2003.

If you lodged a Copy Deeds application accompanied by a Conveyancer's Certificate, there are no documents to return.

Subject to the rights of any mortgagee that wishes to hold them, the estate owners are entitled to possession of the pre-registration deeds, and they ought not to be destroyed without their authority.

There are several reasons why a customer may want to keep pre-registration deeds:

- they often contain information that would not appear on the land register. For example, details of trusts, wayleaves, licences, short leases, correspondence and old searches
- they may assist in future if the title comes into question or on alteration applications
- recent court decisions have stated that only the deeds can establish the exact line of a boundary on a property registered with general boundaries.

An owner's property is probably their most valuable asset so it's important to protect it from the risk of fraud. Please read our property fraud advice at www.gov.uk/protect-land-property-from-fraud

Important information about the address for service

If we need to write to an owner, a mortgage lender or other party who has an interest noted in the register, we will write to them at their address shown in the register. We will also use this address if we need to issue any formal notice to an owner or other party as a result of an application being made. Notices are often sent as a safeguard against fraud so it is important that this address is correct and up-to-date. If it is not, the property owner or other party may not receive our letter or notice and could suffer a loss as a result.