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Official copy of register of title

Title number HP673230

Edition date 06.03.2023

- This official copy shows the entries on the register of title on 14 AUG 2023 at 11:28:14.
- 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 14 Aug 2023.
- 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, Weymouth Office.

A: Property Register

This register describes the land and estate comprised in the title.

HAMPSHIRE : WINCHESTER

- 1 (14.12.1990) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being South Side Farm, Botley Road, Shedfield, Southampton (SO32 2HN).
- 2 The land has the benefit of the following rights reserved by but is subject to the following rights granted by a Conveyance of the land in this title and other land dated 10 July 1975 made between (1) John Arden Franklyn (Vendor) and (2) A.D. Properties Limited (Purchaser):-

SUBJECT to and together with the benefit of:

(i) any public rights in respect of way or otherwise and any rights of the public or the Government or any Company Board or Local or other Authority in respect of cables wires poles conduits or apparatus for telegraph telephone gas or electricity supply purposes sewers or drains (including manholes connected therewith) or water mains pipes or apparatus and subject to and with the benefit of the Agreements if any affecting the same so far as they may affect the property hereby conveyed or any part thereof.

(ii) any liability to repair or contribute to the repair upkeep and maintenance of roads footpaths bridges ways passages watercourses pipes lines sewers drains gutters ditches dykes hedges or fences and all agreements or other arrangements with respect to any such repairs upkeep or maintenance as aforesaid and all rights of adjacent owners as regard the supply of water drainage or other like matters.

(iii) all privileges in the nature of light or drainage way and passage and other like privileges of a continuous nature hitherto used and enjoyed by or over the property hereby conveyed or any property not hereby conveyed and retained by the Vendor and without any liability on the part of the Vendor to define the said privileges further than the same may be ascertained (if at all) by the Purchaser upon an inspection of the property or by enquiry of the respective occupiers EXCEPTING AND RESERVING to the Vendor.

(a) in fee simple out of the property hereby conveyed as incident to the ownership or occupation of any other portion of the New Place Estate full and free right of passage with or without vehicles over and

A: Property Register continued

along all the roads and ways coloured black on the said plan the Vendor paying one half of the costs of maintenance of such roads and ways and also of using all sewers and drains now or within eighty years after this Conveyance to be made in or over the property hereby conveyed or any part thereof and also the free passage and running of water and soil to and from all other parts of the said New Place Estate with power at any time on giving previous reasonable notice to enter upon the property hereby conveyed to make lay cleanse and maintain any pipes or drains making good all damage to the surface occasioned thereby

(b) all existing rights of way whether specifically mentioned or not and in particular rights of way over all existing or previously used routes for gaining access to the woodlands and extracting timber therefrom

(c) all rights of light or air and other easements or wayleaves which would prohibit or prevent the free and uninterrupted use by the Vendor of his adjoining or neighbouring lands.

NOTE: The roads and ways coloured black do not affect the land in this title.

- 3 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 dated 3 November 2005 made between (1) George Peter Kenneth Humphrey and Sonia Noreen Humphrey and (2) Martyn Scott Taylor and Glennis Angela Taylor.

NOTE: Copy filed.

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

- 1 (02.06.2006) PROPRIETOR: GLENNIS ANGELA TAYLOR of South Side Farm, Botley Road, Shedfield, Southampton SO32 2HN.
- 2 (02.06.2006) 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 The price stated to have been paid on 3 November 2005 was £540,000.

C: Charges Register

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

- 1 A Transfer of other land dated 25 March 1992 made between (1) Monty Richards and Pamela Elsie Richards (Vendors) and (2) Bere Forest Housing Association Limited (Purchasers) contains the following covenants by the Vendor:-
- "THE Vendors and their successors in title covenant with the Purchaser (for the benefit of the Land and each and every part thereof and with the intention of binding the whole and every part of the Retained Land) in the terms specified in Part II of the Second Schedule.

SECOND SCHEDULE

PART II

(Covenants by the Vendors)

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C: Charges Register continued

2. Not to do or permit to be done upon the Retained Land or any part any act or thing which may be or become a nuisance damage or annoyance to the Purchaser its successors in title or the neighbour PROVIDED THAT this covenant shall not take effect in relation to or in any way prevent or restrict the Vendors development of the Retained Land."

End of register