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Applications are pending in HM Land Registry, which have not been completed against this title.



# Official copy of register of title

Title number HP411665

Edition date 11.10.2017

- This official copy shows the entries on the register of title on 13 JUL 2023 at 09:57:23.
- 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 04 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 (23.03.1989) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Twelve Oaks Farm, Brickyard Road, Swanmore, Southampton SO32 2PJ.

2 The land has the benefit of the following rights reserved by a Conveyance of land adjoining the eastern boundary of the land in this title dated 23 January 1961 made between (1) The Commissioners for Executing the Office of Lord High Admiral of the United Kingdom of Great Britain and Northern Ireland (Vendors) and (2) George Edward Simmonds and Mary Ivy Simmonds (Purchasers):-

RESERVING in fee simple out of this Conveyance for the benefit of so much of the adjoining or neighbouring land of the Vendors as is shown coloured blue on the said plan (hereinafter called "the retained land") and the estate owner or owners for the time being of the retained land and the occupiers thereof the following right that is to say:-

The free passage of water from and to the retained land through the drains and channels (if any) which are now in over or under the property hereby conveyed with all easements rights and privileges proper for repairing maintaining and reinstating the same

NOTE: The land in this title falls within the retained land referred to above.

3 The land has the benefit of the following rights granted by but is subject to the following rights reserved by the Conveyance dated 19 June 1975 referred to in the Charges Register:-

"TOGETHER ALSO with the full right and liberty for the Purchasers their successors in title owner or owners for the time being of the said piece of land and their tenants servants workmen and others in common with the Vendor and all other persons having a like right for all purposes connected with the use occupation and enjoyment of the property hereby conveyed to pass and repass with or without horses carts and carriages in along and over the road leading from the main road known as Brickyard Road and shown coloured brown and hatched black on the said plan EXCEPTING AND RESERVING in fee simple out of this Conveyance for the benefit of so much of the adjoining or neighbouring

## A: Property Register continued

land of the Vendor as is shown edged green on the said plan (hereinafter called "the retained land") and the estate owner or owners for the time being of the retained land and the occupiers thereof the following things and rights that is to

say:

(a) all cables wires pipes drains and channels (if any) in on or over the property hereby conveyed and serving the retained land and

(b) the free passage of electricity gas water and soil through the same to and from the retained land Together with all appropriate easements rights and privileges for repairing maintaining and removing the same"

*NOTE: Copy plan filed under HP379559.*

## 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 (18.09.2017) PROPRIETOR: WESLEY EDWARD ALBERT HODGSON and LISA MAY HODGSON of Twelve Oaks Farm, Brickyard Road, Swanmore, Southampton SO32 2PJ.
- 2 (21.04.2004) RESTRICTION: No disposition dated before 27 February 2029 of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge is to be registered without a written consent signed by Graham Moyse of Shoot Farm, Shoot Lane, Lee-on-the-Solent, Hants PO13 9PA or his conveyancer.
- 3 (18.09.2017) The price stated to have been paid on 21 August 2017 for the land in this title and in HP673826 and HP665229 was £205,000.

## C: Charges Register

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

- 1 A Conveyance of the land in this title and other land dated 31 January 1930 made between (1) John Tilbury Lintott and Mary Ann Lintott (2) James William Roach (3) Robert Edgar Millman Geach (4) Edward William Hewett and (5) Stanley Allen Evans and Douglas Keith Evans contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 A Conveyance of the land in this title dated 19 June 1975 made between (1) The Secretary of State for Defence (Vendor) and (2) Walter George Reynolds and Gertrude Emma Hilda Reynolds (Purchasers) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 3 (21.04.2004) A Transfer dated 27 February 2004 made between (1) Graham Moyse and (2) Arthur Easen and Diane Easen contains restrictive covenants.

*NOTE: Copy filed.*

## Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 31 January 1930 referred to in the Charges Register:-  
  
subject as to the property secondly hereinbefore described to the restrictions and stipulations contained in the Second Part of the First Schedule the Purchasers (with the object and intent of affording to the

## Schedule of restrictive covenants continued

Vendor his estate and affects a full and sufficient indemnity to observe and perform the restrictions and stipulations so far as the same are still subsisting and capable of taking effect and to indemnify the Vendor against all claims and demands in respect thereof.

### THE FIRST SCHEDULE

#### SECOND PART

No building erected or to be erected on the said pieces or parcels of land or any part thereof (except on the plot Numbered 23 to which this covenant shall not apply) shall be used as or for a public house beer shop or Hotel or for the sale of any beer spirits or other intoxicating liquors

Not to excavate remove or carry away any gravel or clay from the said pieces or parcels of land and no bricks burning shall be allowed on the said pieces or parcels of land or any act done or committed thereon which may be a nuisance or annoyance to the neighbourhood.

NOTE: The property secondly described referred to above is on the filed plan.

- 2 The following are details of the covenants contained in the Conveyance dated 19 June 1975 referred to in the Charges Register:-

"THE Purchasers hereby jointly and severally covenant with the Vendor (a) to the intent that the burden of this covenant may run with and bind the property hereby conveyed and every part thereof into whosoever hands the same may come and to the intent that the benefit thereof may be annexed to and run with the retained land and every part thereof as follows:

that neither the property hereby conveyed nor any part thereof shall be used for any noxious noisy or offensive trade or business or for any purpose which may be or become a nuisance damage or annoyance to the Vendor or other the owners or occupiers for the time being of the retained land or any part thereof"

End of register