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Official copy of register of title

Title number HP558492

Edition date 05.11.2015

This official copy shows the entries on the register of title on 14 MAR 2019 at 13:01:40.

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Issued on 14 Mar 2019.

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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 (07.09.1998) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Sunnybank, Gravel Hill, Shirrell Heath, Southampton (SO32 2JQ).
- 2 (07.09.1998) The land has the benefit of the following rights reserved by a Conveyance of adjoining land to the north-east dated 19 December 1966 made between (1) William Arthur Gale Warwick and others (Vendors) and (2) Danforth Jackson & Co. Limited (Purchaser):-

EXCEPT AND RESERVED unto the Vendors and their successors in title A right of way for all purposes at all times in connection with their adjoining property with all types of vehicles except those with spiked metal wheels or other metal wheels which would cause visible damage to the surface thereof over and along the road shown edged brown and blue on the plan having a total frontage to Gravel Hill of 24' or thereabouts and a depth therefrom of 36' or thereabouts A right to enter upon the land first herein described for the purpose of trimming the hedge along the southern boundary thereof A right to maintain the existing electricity and telephone cables over the said properties and to enter thereon for all purposes in connection therewith

NOTE 1: The land firstly described is shown edged red and brown on the plan to the said Conveyance

-NOTE 2: Copy plan filed.

- 3 (07.09.1998) The land has the benefit of the following rights reserved by the Conveyance dated 14 March 1991 referred to in the Charges Register:-

subject to the exception and reservation contained in the Third Schedule hereto

THE THIRD SCHEDULE

(Exceptions and Reservations)

1. The right for the Vendor or other the owner or occupier for the time being of the Vendor's adjoining property shown edged blue on Plan

A: Property Register continued

A or his or their tenants servants and all persons authorised in that behalf by him or them at all times and for all purposes connected with the use and enjoyment of the said Retained Land to pass and repass with or without animals or vehicles and by foot or otherwise in along and over the roadway shown coloured yellow hatched black on Plan A ("the Accommodation Road") subject to the due observance by the Vendor of the covenants hereinafter contained

2. The right in common with the Purchaser to take a supply of water by way of sub-supply from the water main running between the points which are by way of identification shown marked X and Y on Plan A subject to due observance by the Vendor of the covenants hereinafter contained.

- 4 (07.09.1998) The land has the benefit of the following rights granted by but is subject to the following rights reserved by a Transfer of the land in this title dated 29 July 1998 made between (1) William George Charnley Warwick and David William Warwick (Vendors) and (2) Richard Frank Mortimor Stone (Purchaser):-

"with the benefit of the Rights but subject to the Exceptions AND TOGETHER ALSO WITH but SUBJECT TO all rights and easements and quasi rights and quasi easements as would have been enjoyed had the Property and the Retained Land been in separate ownership

THE SECOND SCHEDULE

THE RIGHTS

1.1 The right for the Purchaser and his successors in title the owner or owners and occupiers for the time being of the Property to free and uninterrupted passage and running of gas and water services to the Property through any gas pipe or water supply pipe now (or within the Perpetuity Period to be) laid under the Retained Land for the use and enjoyment of the Property but for any other purpose Provided always that no such pipe shall lie more than 3 metres from the south western boundary of the Retained Land or more than 1 metre from the north eastern boundary of the Retained Land

1.2 The right for the Purchaser and his successors in title the owner or owners and occupiers for the time being of the Property and all persons authorised by him or them with or without workmen materials and specialist services at all reasonable times on giving to the Vendors or their successors in title reasonable notice (except in the case of emergency when no notice is to be required) to enter onto so much as is reasonable necessary of the Retained Land to repair renew and maintain inspect replace and clean any gas pipe or water supply pipe now (or within the Perpetuity Period to be) laid under the Retained Land and serving the Property the person exercising such right causing as little damage and inconvenience as reasonably practicable in so doing

THE THIRD SCHEDULE

THE RETAINED LAND

ALL THAT piece or parcel of land situate on the north west side of and having a frontage to Gravel Hill at Shirrell Heath Shedfield in the district of the City of Winchester in Hampshire all which said piece or parcel of land is for the purpose of identification delineated and hatched blue on the Plan

THE FOURTH SCHEDULE

THE EXCEPTIONS

1. Full right and liberty for the Vendors and their successors in title the owners or owner and occupiers for the time being of the Retained Land in common with the Purchaser and all other persons having the like right at all times by day or by night to pass and repass with or without vehicles and animals over and along the Entrance Drive for all purposes connected with the use and enjoyment of the Retained Land

1.2

A: Property Register continued

1.3 Full right and liberty for the Vendors and their successors in title the owners or owner and occupiers for the time being of the Retained Land to take a supply of water by way of sub-supply from the water main running beneath the Entrance Drive and to connect a sub-meter thereto

1.4 Full right and liberty for the Vendors and their successors in title the owners or owner and occupiers for the time being of the Retained Land to free and uninterrupted passage and running of Services to and from the retained Land through over and along the Service Apparatus to be laid within the Perpetuity Period in over or under the Service Strip for the use and enjoyment of the Retained Land

1.5 Full right and liberty for the Vendors and their successors in title the owners or owner and occupiers for the time being of the Retained Land and all persons authorised by them with or without workmen materials and specialist services at all reasonable times on giving to the Purchaser or his successors in title reasonable notice (except in the case of emergency when no notice is to be required) to enter into so much as is reasonably necessary of the Property to repair renew inspect replace and clean the Service Apparatus serving the Retained Land the person exercising such right causing as little damage and inconvenience as reasonably practicable in so doing

1.6 Full right and liberty for the Vendors and their successors in title the owners or owner and occupiers for the time being of the Retained Land to create a new entrance or entrances to the Retained Land by the removal of part or of all of the conifer hedge now growing along the north eastern boundary of the Retained Land

"The Entrance Drive" means the land coloured yellow on the Plan

"The Perpetuity Period" means the period of eighty years commencing from the date hereof

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"Services" means water soil effluent gas fuel oil electricity telephone and other services

"Service Apparatus" means sewers drains channels pipes watercourses gutters wires cables ducts flues conduits and other conducting media and associated equipment"

-NOTE: Copy plan filed.

- 5 (21.03.2000) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

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 (07.09.1998) PROPRIETOR: RICHARD FRANK MORTIMOR STONE of Sunny Bank, Gravel Hill, Shirrell Heath, Hampshire SO32 2JN.

C: Charges Register

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

- 1 (07.09.1998) A Conveyance of the land edged blue on the filed plan and other land dated 23 January 1895 made between (1) Joshua Sydney Parker and Sarah Parker (2) William George Warwick (Vendor) and (3) Thomas Bone (Purchaser) contains the following covenants:-

C: Charges Register continued

"the Purchaser hereby covenants with the Vendor that he the Purchaser his heirs and assigns will not erect any building within twenty-five feet of the centre of the said new road set out on the north side of and adjacent to the piece of land hereby conveyed"

NOTE: The new road referred to is that shown coloured yellow on the plan to the Conveyance dated 14 April 1991 referred to below.

- 2 (07.09.1998) A Conveyance of adjoining land to the north dated 14 March 1991 made between (1) William George Charnley Warwick and David William Warwick (Vendors) and (2) Frenny Doe (Purchaser) contains the following covenants by the vendor:-

The Vendors hereby jointly and severally covenant with the Purchaser for the benefit of the Property and so as to bind the Retained Land into whomsoever's hands the same may come that they the Vendors will henceforth observe and perform the covenants and stipulations set out in the Fifth Schedule hereto

THE FIFTH SCHEDULE

(Covenants on the part of the Vendors)

1. Not at any time to obstruct or permit or cause any obstruction of the Accommodation Road
2. To pay upon demand to the Purchaser by way of contribution such sum as may be a fair proportion according to user of the cost of maintaining repairing and keeping in good condition and free of obstruction suitable for the passage of ordinary road vehicles the Accommodation Road
3. Subject to the Purchaser paying the contribution herein before referred to to maintain and keep in good repair and condition the herein before referred to water main between the points marked X and Y on Plan A

-NOTE: Copy plan A filed.

- 3 (07.09.1998) The land is subject to the following rights reserved by the Conveyance dated 14 March 1991 referred to above:-

together with the benefit of the rights granted and set out in the Second Schedule hereto

THE SECOND SCHEDULE

(Rights Granted)

1. The right to take a supply of water by way of sub-supply from the water main running between the points which are by way of identification shown marked X & Y on Plan A subject to due observance by the Purchaser of the covenants hereinafter contained
2. The right (so far as the same may be necessary) to connect either over or under ground an electricity supply to the existing electricity supply pole on the Retained Land and if required to cross the Retained Land of the Vendors either under or over ground for the purposes of such connection and thereafter to maintain the same in place provided always that any damage done to the Retained Land in the course of exercise of such rights is made good together also with the right for the Purchaser to enter the Retained Land upon giving notice (save in emergency) to the Vendors for the purpose of maintaining or repairing the said electricity supply connection PROVIDED ALWAYS that such supply is connected within three years of the date hereof

NOTE: The land in this title forms part of the retained land referred to.

- 4 (21.03.2000) The land is subject to the following rights granted by a Transfer of the land edged and numbered HP585514 in green on the filed plan dated 28 February 2000 made between (1) Richard Frank Mortimor Stone (Transferor) and (2) Frenny Doe and Lynda Doe (Transferee):-

C: Charges Register continued

"The Transferor grants to Transferees and their successors in title of the land hereby transferred and each and every part of it a right of way with or without vehicles at all times and for all purposes over and along the trackway for the length of 10.90 metres leading from Gravel Hill and shown coloured yellow on the plan attached hereto subject to the Transferees and their successors in title contributing towards the upkeep and maintenance of the said trackway coloured yellow according to user.

NOTE: The land coloured yellow referred to has been shown tinted blue on the filed plan.

- 5 (12.08.2004) The land is subject to the rights granted by a Transfer of the land edged and numbered HP647002 in green on the title plan dated 8 July 2004 made between (1) Richard Frank Mortimor Stone and (2) Peter Graham Hoff and Susan Maria Hoff.

-NOTE: Copy filed under HP647002.

- 6 (20.03.2013) The land is subject to the rights granted by a Transfer of the land edged and numbered HP759132 in green on the title plan dated 12 March 2013 made between (1) Richard Frank Mortimor Stone and (2) Peter Graham Hoff and Susan Maria Hoff.

-NOTE: Copy filed under HP759132.

- 7 (05.11.2015) The land is subject to the rights granted by a Transfer of the land edged and numbered HP787842 in green on the title plan dated 11 February 2015 made between (1) Richard Frank Mortimor Stone and (2) Heather Wood.

-NOTE: Copy filed under HP787842.

End of register