

# **ADDITIONAL INFORMATION**

**APPROX. 6.50 ACRES**

**GREENWOOD**

**DURLEY**

**SO32 2AN**

(June 2021)

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# Official copy of register of title

Title number HP698000

Edition date 11.01.2008

This official copy shows the entries on the register of title on 31 JUL 2018 at 14:45:49.

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 31 Jul 2018.

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 (30.08.1995) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being land on the south east side of Greenwood Lane, Durley, Southampton.
- 2 (30.08.1995) The timber and timberlike trees together with ancillary powers of felling and carrying away the same are excepted from the land tinted pink on the title plan.
- 3 (11.01.2008) The land has the benefit of the rights granted by a Transfer of the land in this title dated 2 November 2007 made between (1) Nigel Anthony Douglas Broad and (2) Linda Ward.

-NOTE: Copy filed.

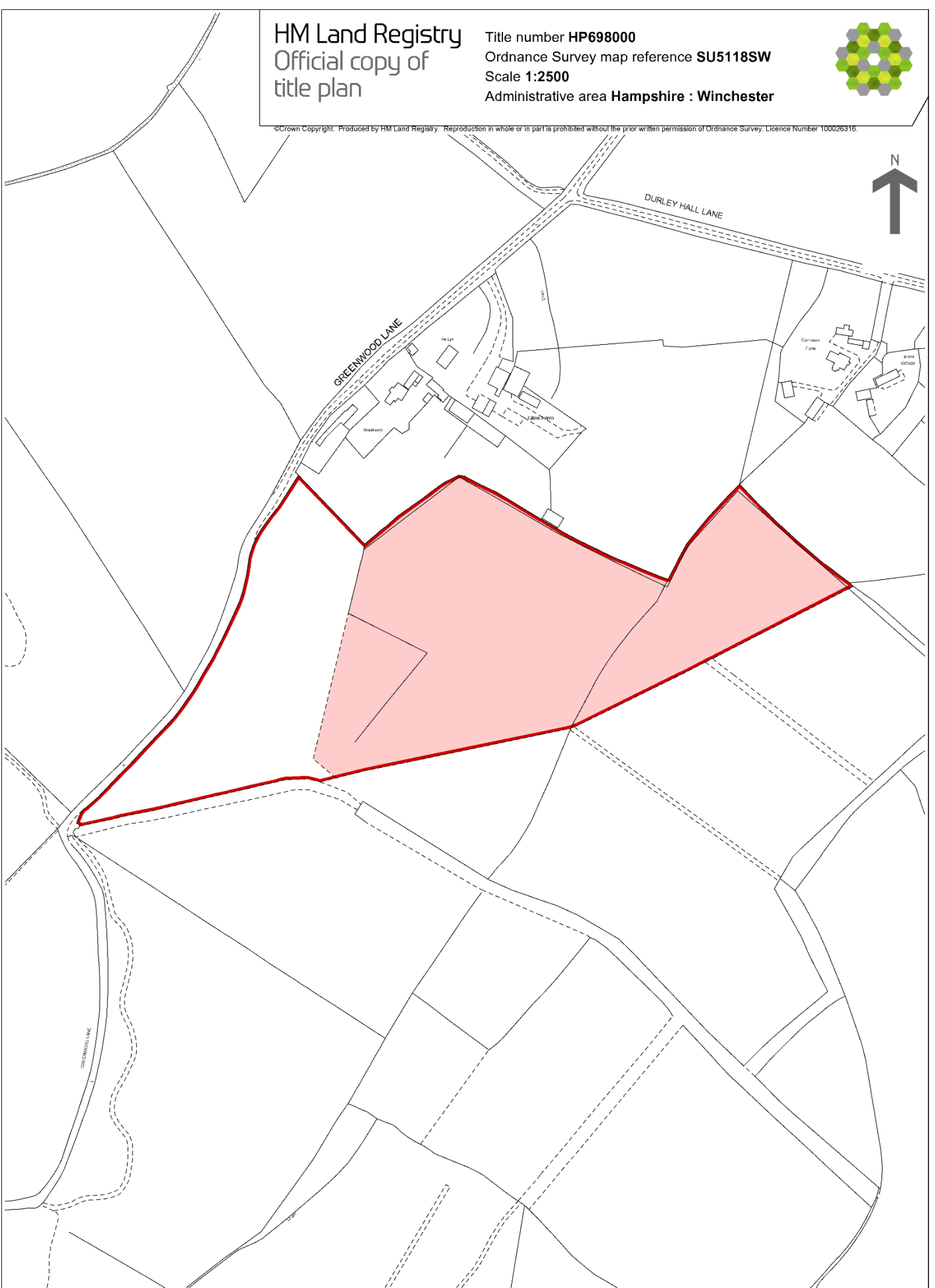
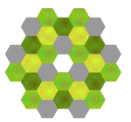
## B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

### Title absolute

- 1 (11.01.2008) PROPRIETOR: LINDA WARD of Broke Cottage, Durley Hall Lane, Durley, Southampton SO32 2AN.
- 2 (11.01.2008) The price stated to have been paid on 2 November 2007 was £80,000.

### End of register



Transfer of part  
registered title(s)

Land Registry

TP1

*Catfwa the com*  
*160 original 162*  
*9th June 2007*  
*160/162*

1. Stamp Duty

- ☐ It is certified that this instrument falls within category ☐ in the Schedule to the Stamp Duty (Exempt Instruments) Regulations 1987
- ☒ It is certified that the transaction effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds the sum of
- ☐ It is certified that this is an instrument on which stamp duty is not chargeable by virtue of the provisions of section 92 of the Finance Act 2001

2. Title number(s) out of which the Property is transferred

HP505179

3. Other title number(s) against which matters contained in this transfer are to be registered, if any

4. Property transferred

All that the freehold known as Greenwood Durley Street Durley in Hampshire being part of the Land Registered with the above writtten Title Number which shall (for the avoidance of doubt) at all points along it's boundary with the Retained Land of the Transferor abut the Track (as herein defined) and which shall include within the Property the ditch lying on the northern side of the Track

The Property is defined:

- ☒ on the attached plan and shown edged red
- ☐ on the Transferor's title plan and shown

5. Date

*2nd November 2007*

6. Transferor

Nigel Anthony Douglas BROAD

7. Transferee for entry on the register

Linda WARD

Transferee's intended address(es) for service (including postcode) for entry on the register

Broke Cottage, Durley Hall Lane, Durley, Southampton SO32 2AN

**9. The Transferor transfers the Property to the Transferee**

**10. Consideration**

☒ The Transferor has received from the Transferee for the Property the sum of  
Eighty thousand pounds (£80,000.00)

☐

☐ The transfer is not for money or anything which has a monetary value

**11. The Transferor transfers with**

☒ full title guarantee ☐ limited title guarantee

**12. Declaration of trust**

☐ The Transferees are to hold the Property on trust for themselves as joint tenants

☐ The Transferees are to hold the Property on trust for themselves as tenants in common in equal shares

☐ The Transferees are to hold the Property

**13. Additional provisions**

**Definitions**

"The Property" shall mean the property described in panel 4 of this Deed

"The Retained Land" shall mean the remainder of the property now comprising Title  
Number HP505179

"The Plan" shall mean the plan annexed hereto

"The Track" shall mean the track coloured brown on the Plan

**Rights granted for the benefit of the Property**

1. A right of way at all times and for all purposes with or without motor vehicles  
along the Track such access with vehicles to be limited to machinery required for  
the extraction of timber and other regular maintenance of the Property together with  
sporting and amenity uses including the passage of livestock.

2. A right for the Transferee and her successors in title for the benefit of the

Property to enter onto that part of the Retained Land forming the Track and a reasonable working width adjoining the same within the Retained Land ("the Easement Land") upon reasonable prior notice (except in case of emergency) for the purpose of maintaining and repairing the surface and sub-surface of the Track to a safe and passable standard the ditch or ditches on the side or sides thereof and the gates or stiles at either end thereof including therein the right to thin or remove overhanging or obstructing trees and shrubbery along the Easement Land subject to the Transferee or her successors aforesaid complying with all appropriate bye-laws and making good any damage thereby occasioned to the reasonable satisfaction of the owner or owners for the time being of the Track and the Easement Land

#### **Rights reserved for the benefit of other land**

None

#### **Restrictive covenants by the Transferee**

None

#### **Restrictive covenants by the Transferor**

None

#### **Agreements**

1. The covenant implied by Section 2 of the Law of Property (Miscellaneous Provisions) Act 1994 ("the Act") shall be varied by the replacement of the words "at his own cost" by the words "at the Transferee's cost"

2. For the purposes of Section 6(2)(a) of the Act all matters now recorded in registers open to public inspection are considered to be within the actual knowledge of the Transferee

#### 14. Execution

Executed as a Deed by the said

Nigel Anthony Douglas BROAD

in the presence of:

*Nigel A Broad*

Witness:

*A Lee*

Name: Adrian Charles Lee.

Occupation: Clerk



Executed as a Deed by the said

Linda WARD

in the presence of:

Witness:

Name:

Occupation:





PLAN

DISTRICT

WINCHESTER

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and lines have been  
drawn. The title  
survey information

