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Official copy of register of title

Title number HP445897

Edition date 19.04.2013

- This official copy shows the entries on the register of title on 08 JUL 2022 at 17:03:39.
- 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 08 Jul 2022.
- 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 : EAST HAMPSHIRE

- 1 (05.06.1992) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Part of former Railway line at West Meon.

NOTE: As to the part tinted blue on the filed plan the tunnel lying below the land is excluded from the registration.

- 2 (05.06.1992) The mines and minerals at a greater depth than 300 yards from the surface of the land tinted pink and tinted blue on the filed plan are excepted from the title.

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 (17.04.2013) PROPRIETOR: MALCOLM RICHARD EDWARDS of Garretts Farm, West Meon, Petersfield GU32 1LZ.
- 2 (17.04.2013) The price stated to have been paid on 5 April 2013 for the land in this title and in HP445898 was £15,000.
- 3 (17.04.2013) RESTRICTION: No disposition of the registered estate other than a charge by the proprietor of the registered estate or by the proprietor of any registered charge not being a charge registered before the entry of this restriction is to be registered without a certificate signed by a conveyancer that the provisions of clause 11.4 of the Transfer dated 5 April 2013 have been complied with.
- 4 (17.04.2013) A Transfer of the land in this title and other land dated 5 April 2013 made between (1) Sentry Developments (Holdings) Limited (Vendor) and (2) Malcolm Richard Edwards (Purchaser) contains purchaser's personal covenants.

NOTE: Copy filed.

B: Proprietorship Register continued

- 5 (17.04.2013) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 5 April 2013 in favour of Sentry Developments (Holdings) Limited referred to in the Charges Register or its conveyancer.

C: Charges Register

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

- 1 (05.06.1992) A Conveyance of the land in this title and other land dated 18 March 1964 made between (1) The British Railways Board (Board) and (2) Frank Seeley Durbin (Purchaser) contains the following covenants:-

"For the benefit and protection of such part of the adjoining or neighbouring property of the Board as is capable of being benefitted or protected and with the intent to bind so far as legally may be himself and his successors in title owners for the time being of the property or any part thereof in whosoever hands the same may come the Purchaser hereby covenants with the Board as follows:-

.....
..

Not to do or permit to be done upon the property or any part thereof anything which will or may increase the cost of the exercise by the Board of all or any of the rights in this Conveyance reserved to the Board"

- 2 (05.06.1992) The land is subject to the following rights reserved by the Conveyance dated 18 March 1964 referred to above:-

"EXCEPT AND RESERVING unto the Board and those claiming under or in trust for them:

(a) the right at all reasonable times or in case of emergency at any time with or without tools or appliances to pass and repass over that part of the property coloured brown on the said plan for the purpose of gaining access to and egress from the adjoining tunnel part of which is under the property and shown coloured blue hatched brown on the said plan until it shall have been demolished and carry out works or repair and maintenance there PROVIDED ALWAYS that in the event of the Purchaser or his successors in title arranging a more commodious route to and from the said tunnel the Board will use it and give up the right of way over the pathway coloured brown on the said plan and

(b) any mines or minerals under the property in so far as the same were expressly conveyed to the London and South Western Railway Company on the acquisition of the property for the purposes of a railway and are not now vested in the National Coal Board"

NOTE: Copy plan filed.

- 3 (17.04.2013) REGISTERED CHARGE dated 5 April 2013 affecting also title HP445898.
- 4 (17.04.2013) Proprietor: SENTRY DEVELOPMENTS (HOLDINGS) LIMITED (Co. Regn. No. 01223108) of 118 Handsworth Wood Road, Birmingham B20 2PN.

End of register