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# Official copy of register of title

Title number HP731142

Edition date 17.05.2011

- This official copy shows the entries on the register of title on 04 OCT 2021 at 17:06:42.
- 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 Oct 2021.
- 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 (04.10.2010) The Freehold profit a prendre in gross relating to fishing rights affecting the land shown edged red on the plan of the above title filed at the Registry and being land forming part of The Itchen Navigation, Winchester.
- 2 (04.10.2010) The profit a prendre in gross was granted by a Conveyance of the registered estate and other property dated 4 April 1922 made between (1) The President and Scholars of the College of Saint Mary Magdalen (Vendor) and (2) Elizabeth Ffennell (Purchaser). The Conveyance also grants rights which benefit the registered estate in this title.

Details of the profit a prendre in gross and the rights benefiting the registered estate are set out below:

"And also all that fishing and exclusive right of fishing for capturing and carrying away all fish in the old canal coloured blue on the said plan

.....

..  
And also the right so far as may be necessary for the exercise of the aforesaid fishing rights to pass and repass along such of the Banks of the said canal as belong to the Vendors and abut upon those parts of the said canal which are coloured blue on the said plan but subject to all existing rights of the public or of any local or other competent Authority over and along the said banks of the said canal Together with the right subject as aforesaid with workmen and others to enter upon such banks to repair the same and to execute and do all such works as may be necessary for the purposes of the fishing rights hereby granted. And also the right so far as may be necessary for the purposes of the fishing rights hereby granted of user and access to and cleansing of the drawns and carriers coloured brown on the said plan and for the purposes aforesaid to use and repair and jointly with the Vendors control all sluices and hatches on the lands of the Vendors hatched red on the said plan abutting upon those parts of the said river and canal which are coloured blue on the plan."

*NOTE: Copy plan filed.*

## A: Property Register continued

- 3 (04.10.2010) The part of the registered estate tinted blue on the title plan has the benefit of the following rights granted by a Conveyance of the registered estate dated 26 April 1960 made between (1) Thomas Tettrell Phelps and (2) Bolivian And General Tin Trust Limited:-

".....  
...

SECONDLY full and free right of way (in common with the owner for the time being of the land coloured purple on the said plan) for the purpose of exercising the above-mentioned right of fishing and of passage and repassage over the land coloured purple on the said plan lying between the river Itchen."

NOTE:- The right of fishing referred to affects the part of the Itchen Navigation tinted blue on the title plan. The land coloured purple referred to is tinted pink on the title plan.

- 4 (04.10.2010) The registered estate has the benefit (subject to the note below) of the rights granted by a Deed dated 15 April 2010 made between (1) Otterbourne Farm Limited and (2) Anthony George McEwen, Mcewen and Christopher Angus McEwen.

NOTE:- The rights are included in this registration only so far as they are granted over title HP704093.

*NOTE:-Copy filed under HP704093.*

## 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 (17.05.2011) PROPRIETOR: ANTHONY GEORGE MCEWEN, ANNE LOUISE MCEWEN and DEREK FRANK BOND of Great Down, School Hill, Soberton, Southampton SO32 3PF and of Park Meadows, Park House, Lagness, Chichester, West Sussex PO20 1LF.
- 2 (09.11.2010) A Conveyance to a former proprietor contains a covenant to observe and perform the covenants in the Conveyance dated 4 April 1922 referred to in the Property Register and of indemnity in respect thereof.
- 3 (17.05.2011) The value stated as at 28 April 2011 was £125,000.
- 4 (17.05.2011) 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.

## C: Charges Register

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

- 1 (04.10.2010) The Conveyance dated 4 April 1922 referred to in the Property Register contains the following covenants:-

"And the Purchaser for herself and her heirs executors administrators and assigns hereby covenants with the Vendors their successors in title and assigns and to the intent that the burden and benefit thereof shall run with the land but not so as to render the Purchaser personally liable in damages for any breach thereof after she shall have parted with all interest in the premises that the rights and control of the draws carriers sluices and hatches and the right to cleanse and repair the same hereby granted shall not at any time be exercised to such an extent or in such a manner as shall interfere with the Irrigation of the lands of the Vendors hatched red on the said plan in or near which such draws carriers sluices and hatches respectively are situate or as

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## C: Charges Register continued

should cause any damage or injury to the Vendors their successors or assigns owners or occupiers of such lands or any part thereof."

End of register