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Official copy of register of title

Title number HP860039

Edition date 15.09.2021

- This official copy shows the entries on the register of title on 06 SEP 2024 at 10:16:06.
- 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 06 Sep 2024.
- 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 (25.01.2005) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land on the east side of Clarendon Farm, Anmore Road, Denmead, Waterlooville (PO7 6HW).
- 2 (25.01.2005) The land, so far as it affected thereby, has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of land lying to the West of the land in this title known as Clarendon Cottage, 176 Anmore Road, Denmead dated 8 May 2000 made between (1) Derek John Walder and Daphne Elizabeth Walder and (2) Robert Mitchell and Elizabeth Mary O'Rourke.

NOTE: Copy filed under HP588524.
- 3 (25.01.2005) The land, so far as it is affected thereby, has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of land lying to the West of the land in this title known as Clarendon Barn, Anmore Road, Denmead dated 25 August 2000 made between (1) Derek John Walder and Daphne Elizabeth Walder and (2) C.P Redevelopments Limited.

NOTE: Copy filed under HP593475.
- 4 (25.01.2005) The land, so far as it is affected thereby, has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of land on the South side Clarendon Cottage, 176 Anmore Road, Denmead dated 16 January 2002 made between (1) Derek John Walder and Daphne Elizabeth Walder and (2) Robert Mitchell and Elizabeth Mary O'Rourke.

NOTE: Copy filed under HP610623.
- 5 (15.09.2021) The land has the benefit of the following rights reserved by a Transfer of land on the East side of Soake Road dated 31 March 2005 made between (1) Daphne Elizabeth Walder and Derek John Walder and (2) Anthony William Atkinson and Jason Mark Atkinson:-

"There is reserved in favour of the Transferor for the benefit of the adjoining land:-

1. The right to lay pipes wires and cables for the passage of water and

A: Property Register continued

electricity under over or through the Property within 21 years from the date of the Transfer and for the free passage and running of water and/or electricity through those pipes wires and cables together with the right upon reasonable notice to enter the Property from time to time for the purposes of laying inspecting maintaining repairing renewing and replacing such pipes wires and cables subject to the person exercising such rights causing as little damage as practicable to the Property and making good all damage caused to the reasonable satisfaction of the owner for the time being of the Property"

2.

NOTE 1: The land in this title forms part of the "adjoining land" referred to.

NOTE 2: The "Property" referred to is registered under title HP657468.

6 (20.08.2013) The land has the benefit of the rights reserved by but is subject to the rights granted by the Transfer dated 12 August 2013 referred to in the Charges Register.

7 (07.11.2017) The land has the benefit of any legal easements reserved by a Transfer of land on the East side of the land in this title dated 29 September 2017 made between (1) Daphne Elizabeth Walder and (2) Derwent Developments Limited but is subject to any rights that are granted by the said deed and affect the registered land.

NOTE: Copy filed under HP812487.

8 (07.11.2017) The Transfer dated 29 September 2017 referred to above contains a provision as to light or air.

9 (23.04.2018) The land has the benefit of any legal easements reserved by a Transfer of land on the East side of Soake Road, Waterlooville dated 19 March 2018 made between (1) Daphne Elizabeth Walder and (2) Investacc Pension Trustees Limited and Robert Mitchell but is subject to any rights that are granted by the said deed and affect the registered land.

NOTE: Copy filed under HP818213.

10 (15.09.2021) The land has the benefit of any legal easements granted by a Transfer of the land in this title dated 1 July 2020 made between (1) Daphne Elizabeth Walder and (2) Clare Elizabeth Watson, Christopher David Walder, Susan Louise Barretto and Kathryn Jane Chapman but is subject to any rights that are reserved by the said deed and affect the registered land.

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 (15.09.2021) PROPRIETOR: CLARE ELIZABETH WATSON of 180 Anmore Road, Denmead, Waterlooville PO7 6HW and CHRISTOPHER DAVID WALDER of 125 Silverdale Drive, Waterlooville PO7 6DU and SUSAN LOUISE BARRETO of 84 Grayshott Road, Southsea PO4 8AL and KATHRYN JANE CHAPMAN of 7 Lansdowne Avenue, Waterlooville PO7 5BL.

2 (15.09.2021) The value as at 15 September 2023 was stated to be between £200,001 and £500,000.

3 (15.09.2021) 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 (25.01.2005) The parts of the land affected thereby are subject to the rights granted by a Deed dated 2 April 1974 made between (1) Daphne Elizabeth Walder (2) S W Hull & Son (Farms) Limited and (3) Portsmouth Water Company.

The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed under HP653741.

- 2 (25.01.2005) A Deed dated 1 November 1994 made between (1) Winchester City Council (2) Havant Borough Council (3) East Hampshire District Council (4) Weyside Developments Limited (5) Jennifer Ann Manson (6) UCB Homeloans Corporation Limited and Lloyds Bank PLC (7) Daphne Elizabeth Walder and Derek John Walder and (8) Halifax Building Society and Lloyds Bank PLC pursuant to section 106 of the Town and Country Planning Act 1990 relates to the development of the land in this title.

NOTE: Copy filed under HP653741.

- 3 (25.01.2005) The parts of the land affected thereby are subject to the rights granted by a Deed dated 22 December 1995 made between (1) Daphne Elizabeth Walder and Derek John Walder and (2) Energis Communications Limited.

The said Deed also contains restrictive covenants by the Grantor.

NOTE: Copy filed under HP653741.

- 4 (20.08.2013) A Transfer land on the West side of the land in this title dated 12 August 2013 made between (1) Daphne Elizabeth Walder and (2) Investacc Pension Trustees Limited and Robert Mitchell contains restrictive covenants by the Transferor.

NOTE: Copy filed under HP763307.

- 5 (15.09.2021) The land is subject to the lease set out in the schedule of leases hereto.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	03.09.2014 edged and numbered 1 in blue	Land at Clarendon Farm, Anmore Road	22.08.2014 35 years from 22 August 2014	HP774593
2	07.11.2017 Edged and numbered 2 in Blue	Land at Clarendon Farm, Anmore Road	20.09.2017 20 years from 29 September 2017	HP812488

End of register