



Official copy of register of title

Title number HP371

Edition date 18.12.2023

- This official copy shows the entries on the register of title on 04 FEB 2026 at 12:03:00.
- 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 Feb 2026.
- 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 (22.12.1933) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land lying to the north east of Stoke Charity Road, Kings Worthy, Winchester.
- 2 (25.01.2007) The land has the benefit of the rights granted by a Deed dated 21 December 2006 made between (1) Humphrey Farms Limited and (2) David Malcolm Humphrey and Peter James Humphrey.
NOTE: Copy filed.
- 3 (01.10.2019) 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.
- 4 (01.10.2019) The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered HP838249 in green on the title plan and other land dated 13 September 2019 made between (1) Humphrey Farms Limited and others and (2) Ecogen Group (Holdings) Limited but is subject to any rights that are granted by the said deed and affect the registered land.
NOTE: Copy filed under HP838249.
- 5 (01.10.2019) By the Transfer dated 13 September 2019 referred to above the rights over the Purple Road granted by the Deed dated 21 December 2006 made between (1) Humphrey Farms Limited and (2) David Malcolm Humphrey and Peter James Humphrey referred to above have been extinguished.
- 6 (01.10.2021) The land has the benefit of any legal easements reserved by a Transfer of other land dated 27 September 2021 made between (1) Humphrey Farms Limited and (2) Ecogen Group (Holdings) Limited but is subject to any rights that are granted by the said deed and affect the registered land.
NOTE: Copy filed under HP862228.
- 7 (23.02.2022) The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered HP865014 in green on the title plan and other land dated 17 December 2021 made between (1)

A: Property Register continued

Jonathan Paul Humphrey and Sarah Louise Alexandra Andrews and (2) Stephen Webster and Penelope Webster but is subject to any rights that are granted by the said deed and affect the registered land.

NOTE: Copy filed under HP865014.

- 8 (10.03.2022) The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered HP874710 in green on the title plan dated 31 January 2022 made between (1) Jonathan Paul Humphrey and Sarah Louise Alexandra Andrews and (2) Bayview Developments (Christchurch) Limited but is subject to any rights that are granted by the said deed and affect the registered land.

NOTE: Copy filed under HP874710.

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 (09.06.2022) PROPRIETOR: HAZELEY GROUP LIMITED (Co. Regn. No. 05574911) of Hazeley Road, Twyford, Winchester SO21 1QA.
- 2 (05.10.2021) 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 Ecogen Group (Holdings) Limited (Co. Regn. No. 11640356) of Kings Worthy Business Park, Stoke Charity Road, Kings Worthy, Hampshire SO21 2RP, or by a conveyancer, that the provisions of clause 17 of a Transfer dated 13 September 2019 made between (1) Humphrey Farms Limited (2) Peter James Humphrey and Jonathan Paul Humphrey and (3) Ecogen Group (Holdings) Limited have been complied with or that they do not apply to the disposition.
- 3 (09.06.2022) The price stated to have been paid on 26 April 2022 was £2,249,000.
- 4 (09.06.2022) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

C: Charges Register

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

- 1 By an Instrument under hand dated 24 June 1965 made between (1) Hampshire County Council and (2) Stanley John Dixon Humphrey a strip of land at the extreme south western boundary of the land in this title was dedicated to the public to become part of the Highway.

NOTE: Copy filed.

- 2 The land hatched blue on the filed plan is subject to rights of way.

- 3 (25.01.2007) The land is subject to the rights granted by a Deed dated 21 December 2006 made between (1) David Malcolm Humphrey and Peter James Humphrey and (2) Humphrey Farms Limited.

NOTE: Copy filed.

- 4 (07.06.2011) By a Deed dated 6 June 2011 made between (1) David Malcolm Humphrey and Peter James Humphrey and (2) Humphrey Farms Limited clause 4 of the Deed dated 21 December 2006 referred to above has been varied.

NOTE: Copy filed.

- 5 (20.06.2011) The land is subject to the rights granted by a Deed dated

C: Charges Register continued

16 June 2011 made between (1) David Malcolm Humphrey and Peter James Humphrey (2) Humphrey Farms Limited and (3) Southern Electric Power Distribution Plc.

The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed.

- 6 (12.06.2020) The lease of an electricity substation dated 9 June 2020 made between (1) Peter James Humphrey and Jonathan Paul Humphrey (2) Leep Electricity Networks Limited (3) Humphrey Farms Limited and (4) Ecogen Group (Holdings) Limited referred to in the schedule of leases hereto contains restrictive covenants by the landlord.
- 7 (12.06.2020) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.
- 8 (30.05.2023) A Deed dated 16 May 2023 made between (1) Bayview Developments (Christchurch) Limited (2) Humphrey Farms Limited and (3) Leep Electricity Networks Limited contains restrictive covenants by the grantor.

NOTE: Copy filed.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	12.06.2020 edged blue	electricity substation	09.06.2020 99 years from and including 9 June 2020	HP846655

NOTE 1: See entry in the Charges Register relating to landlord's restrictive covenants.

NOTE 2: The lease contains an option to renew upon the terms therein mentioned.

End of register