



Official copy of register of title

Title number SH55541

Edition date 10.11.2020

- This official copy shows the entries on the register of title on 14 Apr 2021 at 14:50:03.
- 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 14 Apr 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 : HAVANT

- 1 (03.06.1985) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being land on the south side of Havant Road, Havant.

NOTE: The 1.0m strip of land between the points lettered A and B on the title plan is not included in the title.
- 2 (10.11.2020) The land edged and numbered 1 and 2 in yellow on the title plan has the benefit of any legal easements granted by the Transfer dated 2 October 2020 referred to in the Charges Register. The land in this title is subject to any rights that are reserved and granted by the said deed and affect the registered land.
- 3 (10.11.2020) The Transfer of the land edged and numbered 1 and 2 in yellow on the title plan dated 2 October 2020 referred to in the Charges Register contains a provision relating to the creation and/or passing of easements.

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 (10.11.2020) PROPRIETOR: BDW Trading Limited (Co. Regn. No. 03018173) of Barratt House, Cartwright Way, Forest Business Park, Bardon Hill, Coalville LE67 1UF.
- 2 (10.11.2020) The value stated as at 10 November 2020 was £12,400,000.
- 3 (10.11.2020) RESTRICTION: No transfer or lease of the registered estate 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 4 of an Overage Deed dated 2 October 2020 and made between (1) BDW Trading Limited and (2) Melanie

B: Proprietorship Register continued

Jean Flint, Steven Walter Hamilton Mason and Timothy Nelson Mason have been complied with or that they do not apply to the disposition.

- 4 (10.11.2020) RESTRICTION: No disposition of the registered estate excluding the parts edged and numbered 1 to 14 in blue (inclusive) on the title plan 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 4 of an Agreement to Grant Easements dated 2 October 2020 and made between (1) BDW Trading Limited and (2) Steven Walter Hamilton Mason, Timothy Nelson Mason and Melanie Jean Flint have been complied with or that they do not apply to the disposition.
- 5 (10.11.2020) RESTRICTION: No disposition of the part of the registered estate edged and numbered 1 to 14 in blue (inclusive) on the title plan by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 2 October 2020 in favour of Melanie Jean Flint, Steven Walter Hamilton Mason and Timothy Nelson Mason referred to in the Charges Register or their conveyancer.

C: Charges Register

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

- 1 The parts of the land affected thereby are subject to the following rights granted by a Deed dated 17 May 1965 made between (1) Maurice William Hill (Mr Hill) (2) Southern Consolidated Estates Limited (Grantor) and (3) Southern Gas Board (the Board):-

Grantor as Beneficial Owner hereby grants and confirms unto the Board

ALL THOSE easements rights and privileges which shall be necessary or proper to enable the Board to lay construct erect use maintain inspect alter enlarge renew replace remove or render unusable a main or pipe for the transmission or storage of gas or other materials connected with the exercise and performance of the functions of the Board and all necessary apparatus ancillary thereto and at any time before the expiration of a period of fifteen years from the first day of January One thousand Nine hundred and Sixty-six in consideration in each case of a further payment to be assessed in default of such agreement by the Lands Tribunal to lay construct and erect and thereafter at all times to use maintain inspect alter enlarge renew replace remove or render unusable two further such pipes and all necessary apparatus ancillary thereto (all hereafter together called "the said works") in through upon and over the two strips of the said land each twenty feet in width indicated for identification purposes only by the lines marked A-B and C-D drawn on the plan annexed hereto and thereon coloured pink (hereinafter called "the said strips of land") together with full and free right of access to the said strips of land along such routes as may be agreed with all necessary workmen vehicles machinery and apparatus at all reasonable times and in an emergency at any time.

NOTE: The strips of land coloured pink referred to are tinted pink on the title plan so far as they affect the land in this title.

The said Deed also contains the following covenants:-

THE Grantor (to the intent and so as to bind that said land and every part thereof into whosoever hands the same may come and to benefit and protect the easements rights and privileges hereby granted) hereby covenants with the Board as follows:

(i) The Grantor shall not do or cause or permit to be done on the said land anything calculated or likely to cause damage or injury to the said works and will take all reasonable precautions to prevent such damage or injury.

(ii) The Grantor shall not without the consent in writing of the Board which consent shall not be unreasonably withheld make or cause or

C: Charges Register continued

permit to be made any materials alteration to or any deposit of any thing upon any part of the said strips of land or any part of the said land being a part nearer than ten feet measured in any direction from the said strips of land so as to interfere with or obstruct the access thereto or to the said works by the Board or so as to lessen or in any way interfere with the support afforded to the said works by the surrounding soil including minerals or so as materially to reduce the depth of soil above the said works.

(iii) The Grantor shall not erect or install or cause or permit to be erected or installed any building or structure or permanent apparatus in through upon or over the said strips of land nor save with the consent in writing of the Board (which consent shall not be unreasonably withheld) any part of the said land being a part nearer than ten feet measured in any direction from the said strips of land.

2 The land in this title other than the land edged and numbered 1 in brown on the title plan is subject to an equitable easement imposed or created by a Conveyance dated 17 February 1969 made between (1) Morris William Hill (2) Southern Consolidated Estates Limited and (3) The Minister of Transport. Neither the original Conveyance nor a certified copy or examined abstract thereof was produced on first registration.

3 By a Deed dated 22 October 1976 made between (1) Edna Mildred Leach and Others (Personal Representatives) (2) Southern Consolidated Estates Limited (Grantor) and (3) British Gas Corporation (the Corporation) the terms of the Deed dated 17 May 1965 referred to above were varied in the following terms:-

The Personal Representatives as such personal representatives as aforesaid and the Grantor hereby jointly and severally agree the easements rights and privileges contained in the Principal Deed shall extend to the strip of land (hereinafter called "the additional strip of land") coloured pink on the plan annexed hereto marked "Plan Number Two".

The Corporation agree that upon completion of the laying of the main or pipe within the additional strip of land the Corporation will render and keep safe the section of main or pipe within the strip of land coloured blue on Plan Number Two in accordance with the provisions of Clause 2 (iii) of the Principal Deed.

(i) The terms of the Principal Deed shall apply in all respects to the additional strip of land and any main or pipe line therein and

(ii) Save as herein expressly varied the terms of the Principal Deed shall continue in full force and effect.

NOTE: The additional strip of land coloured pink referred to is tinted yellow on the title plan so far as it affects the land in this title.

4 (10.11.2020) A Transfer of the land edged and numbered 1 and 2 in yellow on the title plan dated 2 October 2020 made between (1) Malanie Jean Flint, Steven Walter Hamilton Mason and Timothy Nelson Mason and (2) BDW Trading Limited contains restrictive covenants.

NOTE: Copy filed.

5 (10.11.2020) A Transfer of the land edged and numbered 3 in yellow on the title plan dated 2 October 2020 made between (1) Timothy Nelson Mason and (2) BDW Trading Limited contains restrictive covenants.

NOTE: Copy filed.

6 (10.11.2020) A Transfer of the land edged and numbered 4 in yellow on the title plan dated 2 October 2020 made between (1) Melanie Jean Flint and (2) BDW Trading Limited contains restrictive covenants.

NOTE: Copy filed.

7 (10.11.2020) A Transfer of the land edged and numbered 5 in yellow on the title plan dated 2 October 2020 made between (1) Steven Walter Hamilton Mason and (2) BDW Trading Limited contains restrictive covenants.

C: Charges Register continued

NOTE: Copy filed.

- 8 (10.11.2020) REGISTERED CHARGE of the land edged and numbered 1 to 14 in blue (inclusive) on the title plan dated 2 October 2020.
- 9 (10.11.2020) Proprietor: MELANIE JEAN FLINT of 20 Barham Road, Petersfield GU32 3EX and STEVEN WALTER HAMILTON MASON of South Holt Farm, Rowland's Castle PO9 6EL and TIMOTHY NELSON MASON of Rockwood Cottage, Deal Lane End, Rowland's Castle PO9 6EL.
- 10 (13.07.2020) UNILATERAL NOTICE affecting Plots 7-10, 15-20, 27-30, 36-41, 77-80, 86-92, 112- 115, 141-154, 182-195, 199-206, 219-224, 230-231, 235-240 and 252-254 Harbour Place, Bedhampton in respect of an agreement dated 30 June 2020 made between (1) BDW Trading Limited and (2) Vivid Housing Limited.
- 11 (13.07.2020) BENEFICIARY: Vivid Housing Limited of Penninsular House, Wharf Road, Portsmouth, PO2 8HB.
- 12 (10.11.2020) UNILATERAL NOTICE of the land in this title excluding the land edged and numbered 1 to 14 in blue (inclusive) on the title plan in respect of an Agreement to Grant Easements dated 2 October 2020 made between (1) BDW Trading Limited and (2) Steven Walter Hamilton Mason, Timothy Nelson Mason and Melanie Jean Flint.
- 13 (10.11.2020) BENEFICIARY: Melanie Jean Flint of 20 Barham Road, Petersfield, Hampshire GU32 3EX, Steven Walter Hamilton Mason of South Holt Farm, Rowland's Castle, Hampshire PO9 6EL, and Timothy Nelson Mason of Rockwood Cottage, Dean Lane End, Rowland's Castle, Hampshire PO9 6EL.

End of register