

Title Number : HP383682

This title is dealt with by HM Land Registry, Weymouth Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 5 MAY 2021 at 09:59:27 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: HP383682
Address of Property	: 18-20 Portsdown Hill Road, Havant (P09 3JY)
Price Stated	: £481,250
Registered Owner(s)	: LONDON RESIDENTIAL HEALTHCARE LIMITED (Co. Regn. No. 03320455) of The Boynes, Upper Hook Road, Upton-Upon-Severn, Worcester WR8 0SB.
Lender(s)	: The Royal Bank of Scotland plc

Title number HP383682

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 5 MAY 2021 at 09:59:27. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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A: Property Register

This register describes the land and estate comprised in the title.

HAMPSHIRE : HAVANT

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 18-20 Portsdown Hill Road, Havant (P09 3JY).
- 2 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.
- 3 The Conveyance dated 17 January 1947 referred to in the Charges Register contains the following provision:-

Declared that all existing rights and arrangements of a contiguous nature as roads drains light air flow of water electricity gas and water mains and all other matters and things which have theretofore been used and enjoyed for the joint convenience of the property thereby agreed to be sold and any adjoining property should continue to be so used and enjoyed.

- 4 The land has the benefit of the following rights granted by but is subject to the following rights reserved by the Conveyance dated 5 August 1977 referred to in the Charges Register:-

"together with

(i) the right of support from the adjoining or neighbouring land and buildings of the Vendor

(ii) the right to use for all proper purposes connected with the said property any sewers drains watercourses pipes cables wires or other channels or conductors now laid in under or over the said adjoining or neighbouring land of the Vendor with power at any time or times to enter thereupon for the purpose of making connection with repairing renewing maintaining or cleansing the same the person or persons so entering doing as little damage as possible and making good any damage caused and paying compensation therefore

(iii) rights of drainage eaves-dropping passage of light air and water now used or enjoyed whether as easements quasi-easements or otherwise over the adjoining or neighbouring property of the Vendor BUT EXCEPT AND RESERVING unto the Vendor and the owner and occupiers of the property retained by her similar rights and liberties as previously described in sub-paragraphs (i-iii) hereof over the property hereby conveyed."

- 5 The Conveyance dated 5 August 1977 referred to above contains the following provision:-

"IT IS HEREBY AGREED AND DECLARED that all walls dividing the buildings erected on the land hereby conveyed and the buildings erected on the land retained by the Vendor are party walls and that the respective owners shall contribute equally to all necessary repairs thereto."

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 (24.09.2004) PROPRIETOR: LONDON RESIDENTIAL HEALTHCARE LIMITED (Co. Regn. No. 03320455) of The Boynes, Upper Hook Road, Upton-Upon-Severn, Worcester WR8 0SB.
- 2 (24.09.2004) The price stated to have been paid on 31 August 2004 was £481,250.
- 3 (08.03.2017) 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 16 February 2017 in favour of The Royal Bank Of Scotland Plc referred to in the Charges Register or their conveyancer.
- 4 (08.03.2017) The proprietor's address for service has been changed.

C: Charges Register

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

- 1 The land is subject to the following rights reserved by a Conveyance of the land in this title dated 17 January 1947 made between (1) Kathleen Wilder (Vendor) and (2) Beryl Byerley (Purchaser):-

EXCEPT AND RESERVING unto the Vendor the right to divert the existing water pipe which was in the approximate position indicated by a green line on the said plan (such diversion being indicated by the dotted green line on the said plan) and the free passage and running of water and soil through such pipes to the remaining land and property of the Vendor

NOTE 1: No green line or dotted green line was shown on the plan supplied on first registration

NOTE 2:-Copies of Indentures dated 12 January 1866 and 17 November 1882 filed under HP281172.
- 2 A Conveyance of the land in this title dated 5 August 1977 made between (1) Beryl Byerley (Vendor) and (2) Nicholas Joseph Pine and Lynda Joan Pine (Purchasers) contains the following covenants:-

"The Purchasers hereby JOINTLY AND SEVERALLY COVENANT with the Vendor that they the Purchasers and their respective successors in title the owners or occupiers for the time being of the land hereby conveyed and for the benefit of the land retained by the Vendor that

(a) they will not use or apply the name of "The Towers" to the land hereby conveyed

(c) not to do anything or permit to be done anything which will grow to be a nuisance or annoyance to the owners and occupiers of the said property retained by the Vendor

(d) not to do or permit to be done anything which will restrict the light and air flowing to the existing windows of the house retained by the Vendor

(e) not to adopt any external colour scheme for the property hereby conveyed different from that adopted by the Vendor in respect of the property retained by her unless she shall change such colour scheme on her property without the approval of the Purchasers or their respective successors in title."
- 3 (08.03.2017) REGISTERED CHARGE dated 16 February 2017 affecting also

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C: Charges Register continued

other titles.

NOTE: Charge reference DT337759.

- 4 (30.07.2018) Proprietor: THE ROYAL BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC083026) of Ground Floor, 250 Bishopsgate, London EC2M 4AA.
- 5 (08.03.2017) The proprietor of the Charge dated 16 February 2017 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

End of register

H.M. LAND REGISTRY		TITLE NUMBER	
		HP 383682	
ORDNANCE SURVEY PLAN REFERENCE	SU 6906	SECTION E	Scale 1/1250
COUNTY HAMPSHIRE	DISTRICT HAVANT	© Crown copyright 1980	



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