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## Official copy of register of title

Title number DT179438

Edition date 01.05.2019

- This official copy shows the entries on the register of title on 06 SEP 2019 at 11:52:08.
- 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 2019.
- 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.

DORSET

- 1 (19.09.1990) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Charmswell, Cocknowle, Wareham (BH20 5NT).
- 2 There are excluded from the registration of the land shown tinted blue on the filed plan the mines and minerals excepted by the Conveyance dated 8 February 1965 referred to in the Charges Register.

### 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 (04.09.2014) PROPRIETOR: TIMOTHY ROBERT JOHN KAVANAGH and REBECCA LOUISE KAVANAGH of 141 Westway, London SW20 9LT.
- 2 (04.09.2014) The price stated to have been paid on 28 August 2014 was £575,000.
- 3 (04.09.2014) 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 A Conveyance of the land tinted blue on the filed plan dated 8 February 1965 made between (1) Ashley Raymond Bond (2) William David Douglas Evans and Christopher Ralph Warde-Aldam and (3) John Wilson and Emily Wilson contains restrictive covenants.

## C: Charges Register continued

*NOTE: Original filed.*

- 2 The land tinted blue on the filed plan is subject to the exceptions reservations and rights contained in the Conveyance dated 8 February 1965 referred to above.
- 3 The land is subject to the following rights granted by a Conveyance of adjoining land to the south and west of the land in this title dated 11 October 1967 made between (1) Ashley Raymond Bond (Vendor) and (2) Albert Edward Strange Fry and others (Partners):-

"TOGETHER WITH the rights and easements set forth in the Second Schedule hereto .....

THE SECOND SCHEDULE above referred to

.....  
..

Full right and liberty at all times for the person in whom the conveyed pipe line shall for the time being be vested and his Agents contractors servants and workmen ..... in common with the Vendor and his Lessees tenants and all other persons authorised by him and them and other persons to pass and repass over and along the track or roadway shown coloured brown on the said plan with or without vehicles for the purpose of obtaining access to and egress from the easement land from and to the public highway".

NOTE 1: The 'conveyed pipeline and easement land' referred to fall within the land coloured green on the said plan

*NOTE 2: Copy plan filed.*

- 4 A Conveyance of the land tinted pink on the filed plan dated 6 July 1988 made between (1) Michael John Ashley Bond and Richard Bowhill Stuart and (2) Maggie Alice Fry contains restrictive covenants.

*NOTE: Original filed.*

- 5 The land tinted pink on the filed plan is subject to the exceptions reservations and rights contained in the Conveyance dated 6 July 1988 referred to above.

End of register

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## Official copy of register of title

Title number DT346191

Edition date 01.05.2019

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- Issued on 06 Sep 2019.
- 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.

DORSET

- 1 (06.12.2006) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land at Cocknowle, Church Knowle.
- 2 (06.12.2006) The land has the benefit of the rights reserved by but is subject to the rights granted by a Conveyance of land adjoining the western and southern boundaries of the land in this title dated 11 October 1967 made between (1) Ashley Raymond Bond and (2) Albert Edward Strange Fry, Maggie Alice Fry, Alan Charles Fry and Leslie Joseph Fry.

*NOTE: Copy filed.*

- 3 (06.12.2006) The land has the benefit of the rights reserved by a Conveyance of land adjoining the northern and eastern boundaries of the land in this title dated 6 July 1988 made between (1) Michael John Ashley Bond and Richard Bowhill Stuart and (2) Maggie Alice Fry.

*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 (06.12.2006) PROPRIETOR: RICHARD HENRY BOND and ANNABEL SUSAN BOND of Whiteway Farm Wareham, Dorset BH20 5NX.
- 2 (06.12.2006) 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.
- 3 (06.12.2006) The value as at 6 December 2006 was stated to be under £50,000.

Title number DT346191

## C: Charges Register

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

- 1 (06.12.2006) 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.
- 2 (06.12.2006) By a Deed dated 7 September 2001 made between (1) Richard Bowhill Stuart, Michael John Ashley Bond and Alan Fry and (2) Michael John Harrison and Rupert Owen Sebag-Montefiore the terms of the lease dated 30 September 1944 referred to in the schedule of leases hereto were varied.

*NOTE: Copy Deed filed.*

## Schedule of notices of leases

- |   |             |                      |               |
|---|-------------|----------------------|---------------|
| 1 | 06.12.2006  | Pipe line on land at | 30.09.1994    |
|   | Blue broken | Cocknowle            | 99 years from |
|   | line        |                      | 24.6.1944     |
- NOTE 1: The lease includes also other land.

NOTE 2: See entry in the Charges Register relating to a Deed of Variation dated 7.9.2001

End of register

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H.M. LAND REGISTRY		TITLE NUMBER	
		DT 179438	
ORDNANCE SURVEY	SY9282 SY9382		Scale
PLAN REFERENCE	SY9281 SY9381		1/2500
COUNTY	DORSET	DISTRICT	PURBECK
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TITLE NUMBER

**DT 179438**

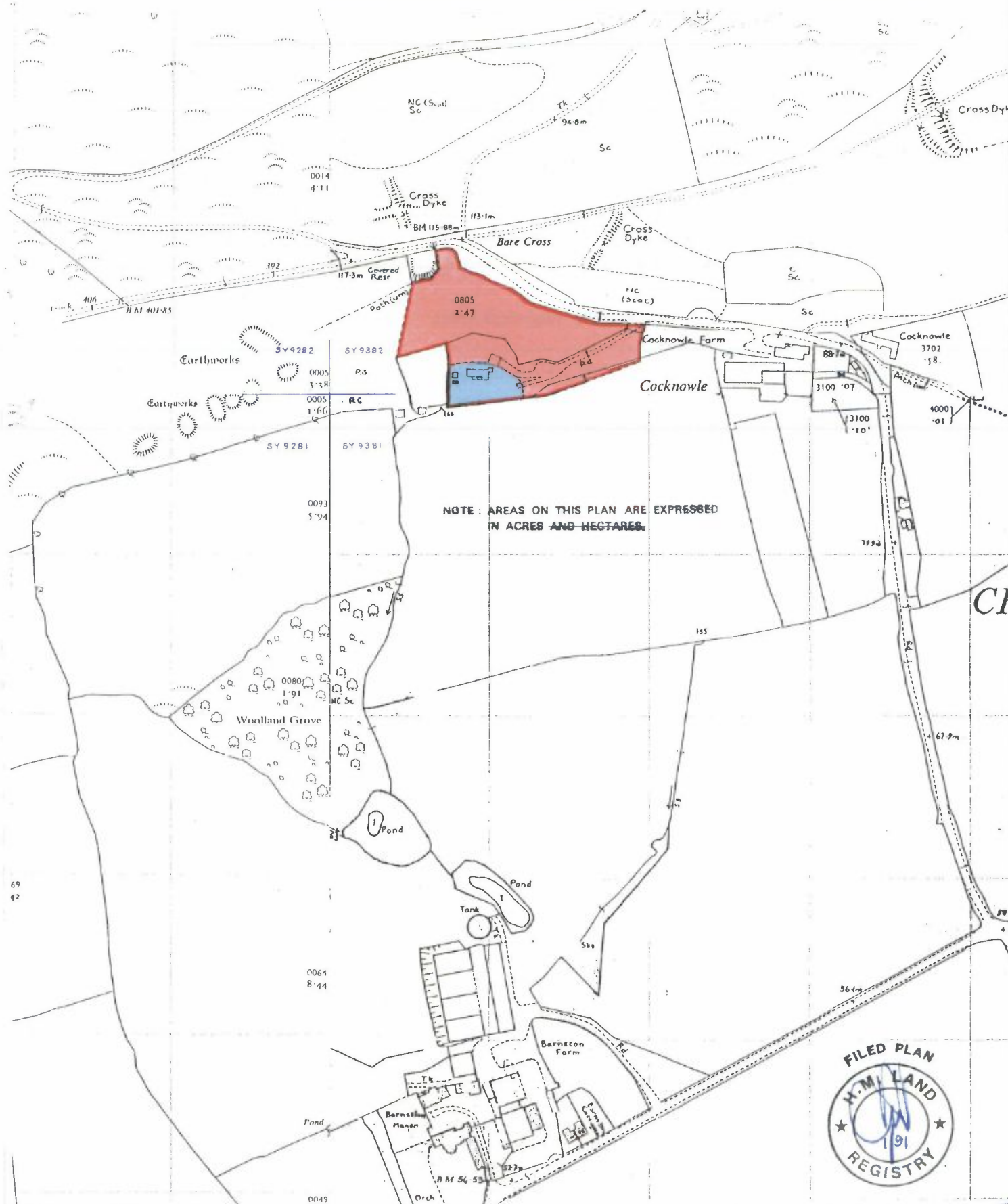
ORDNANCE SURVEY	SY9282	SY9382
PLAN REFERENCE	SY9281	SY9381

Senior

1/2500

COUNTY	DORSET	DISTRICT	PURBECK
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HM Land Registry  
Official copy of  
title plan

Title number **DT346191**  
Ordnance Survey map reference **SY9382SW**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Dorset**



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