HM Land Registry

Official copy of register of title

Title number DT183572 | Edition date 01.05.2019

- This official copy shows the entries on the register of title on 04 NOV 2019 at 12:04:35.
- This date must be quoted as the "search from date" in any official search application based on this copy.
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- Issued on 04 Nov 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 (22.10.1987) 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 Mill Lane, Wimborne.

2 The land has the benefit of the following rights granted by but is subject to the following rights reserved by a Transfer of the land in this title and other land dated 19 March 1990 made between (1) Horace Lett Slocock (Transferor) and (2) Colin Christopher Wilson and Christopher Slocock (Trustees) as varied by a Deed dated 20 March 1990 made between the same parties:

"There are granted to the Trustees and their successors in title as appurtenant to the land hereby transferred the easements and rights specified in the Third Schedule hereto

THE THIRD SCHEDULE

The right for the Trustees in common with the Transferor and all other persons who have or may have a like right

(1) At all times and for all usual and reasonable purposes to go and return with or without motor vehicles and other vehicles over and along the roads and footpaths of the Retained Land PROVIDED ALWAYS that such right is restricted to pedestrian rights only over such parts of the said roads and footpaths as are not intended for vehicular use

(2) To take water electricity gas and other appropriate services and to passage of water and soil through the pipes cables sewers and drains and other conducting media now laid (or to be laid within the perpetuity period applicable hereto of 80 years from the 19th March 1990)

(3) To enter the Retained Land for the purpose of:

(i) laying maintaining replacing and inspecting the said pipes cables sewers and drains and other conducting media

(ii) renewing repairing and inspecting the facing walls of any property or other structure which may be built as the boundary of the land

A: Property Register continued

hereby transferred and the Retained Land

Provided that the Trustees make good all damage which may be done in the exercise of such powers specified in this sub-clause at their own and without unnecessary delay

(4) The right of support and protecction for the land hereby transferred as now enjoyed from the Retained Land

There are reserved to the Transferor and his successors in title as appurtenant to the land remaining in Title Numbers DT151868 DT173265 and shown edged green on the accompanying plan and the road/pathway under Unit 14A (all of which is hereafter called "the retained land") the easements and rights specified in the Second Schedule hereto

THE SECOND SCHEDULE

The right for the Transferor and his successors in title:

(1) To enter the land hereby transferred for the purposes of:

renewing repairing and inspecting the facing walls of any property or other structure which may be built on the boundary of the land hereby transferred and the Retained Land

Provided that the Transferor makes good all damage which may be done in the exercise of such powers specified in this sub-clause at his own cost and without unnecessary delay".

NOTE: The retained land referred to comprises part of Mill Lane and land adjoining together with the Old Brewery to the north side of Millbank House.

3 (21.02.2011) The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer of the land in this title and other land dated 14 February 2011 made between (1) Christopher John Slocock and Michael John Shutler and (2) Christopher John Slocock and Yayu Rini Slocock.

NOTE: Copy filed under DT384578.

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 possessory

1 (21.02.2011) PROPRIETOR: CHRISTOPHER JOHN SLOCOCK and YAYU RINI SLOCOCK of 5 Mill Lane, Wimborne, Dorset BH21 1JQ.

2 (21.02.2011) The price stated to have been paid on 14 February 2011 for the land in this title and other property was £114,000.

C: Charges Register

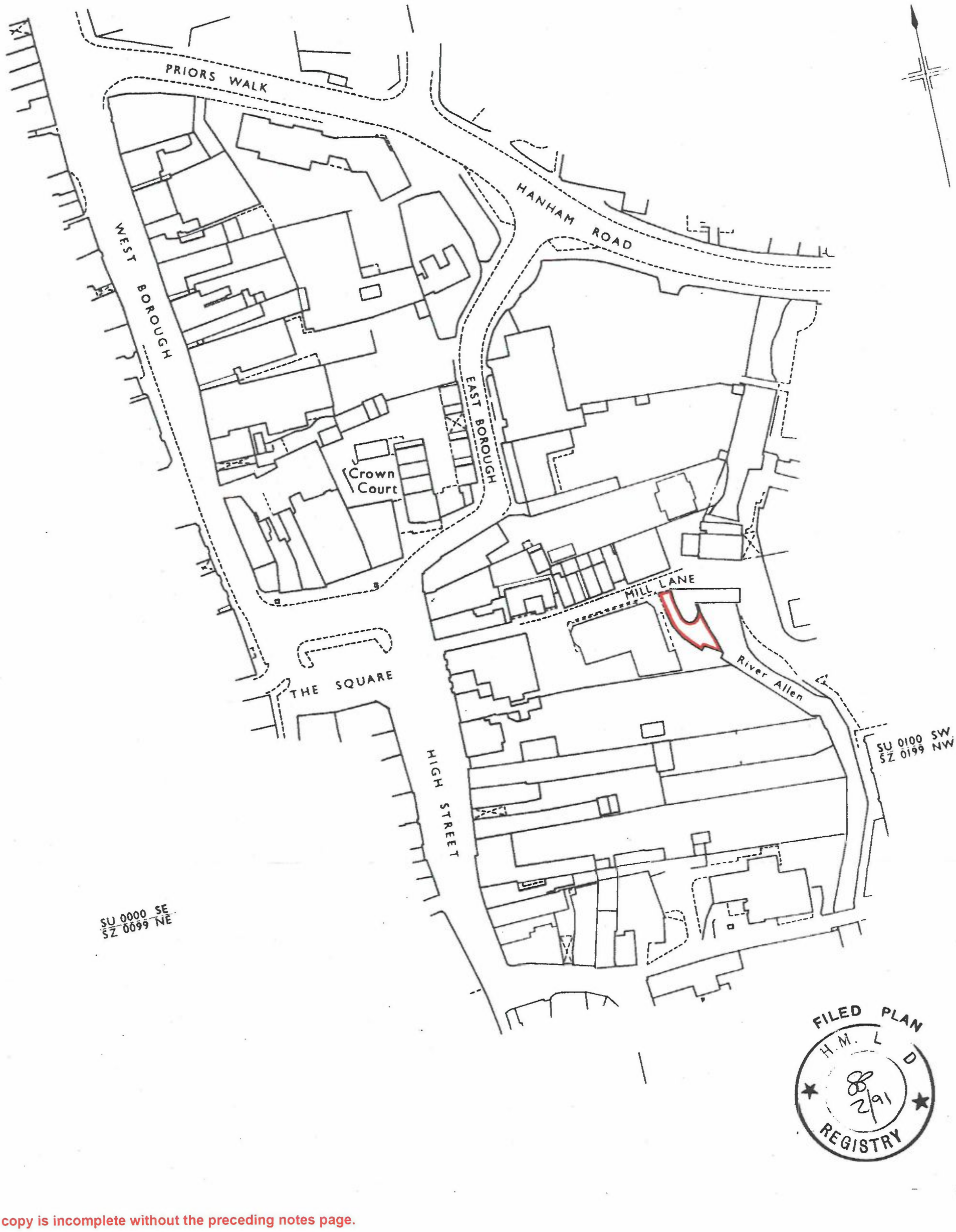
This register contains any charges and other matters that affect the land.

1 The land is subject to such restrictive covenants as may have been imposed thereon before 22 October 1987 and are still subsisting and capable of being enforced.

End of register

H.M. LAND REGISTRY

		TITLE NUMBER	
		DT 183572	
ORDNANCE SURVEY PLAN REFERENCE	SU 0000	SECTION E	Scale 1/1250
COUNTY DORSET	DISTRICT EAST DORSET		© Crown copyright 1987



FILED PLAN
H.M.L.D
88
2/91
REGISTRY

This official copy is incomplete without the preceding notes page.

HM Land Registry

Official copy of register of title

Title number DT84758 | Edition date 19.09.2019

- This official copy shows the entries on the register of title on 04 NOV 2019 at 12:02:13.
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- Issued on 04 Nov 2019.
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- 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 (04.11.1981) 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 Hanham Road, Wimborne.

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 (19.09.2019) PROPRIETOR: DORSET COUNCIL of South Walks House, South Walks Road, Dorchester DT1 1UZ.

C: Charges Register

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

1 A Conveyance of the land tinted pink on the filed plan dated 15 May 1981 made between (1) Hall & Woodhouse Limited and (2) Wimborne District Council contains restrictive covenants.

NOTE: Original filed.

2 A Conveyance of the land tinted blue on the filed plan dated 15 May 1981 made between (1) Hall & Woodhouse Limited (Vendor) and (2) Wimborne District Council (Council) contains the following covenants:-

"FOR the benefit and protection of the adjoining and neighbouring land of the Vendor and any part or parts thereof and so as to bind the land hereby conveyed into whosesoever hands the same may come the Council hereby covenants with the Vendor that the Council and its successors in title will not use or permit or suffer to be used the land hereby conveyed or any part thereof for any purpose other than a public car park with a public amenity footpath along the eastern bank of the River

C: Charges Register continued

Allen."

NOTE: The footpath referred to is shown edged blue on the plan to the Conveyance dated 15 May 1981 filed.

3 The land tinted pink on the filed plan is subject to the rights reserved and mentioned in the Conveyance dated 15 May 1981 referred to above.

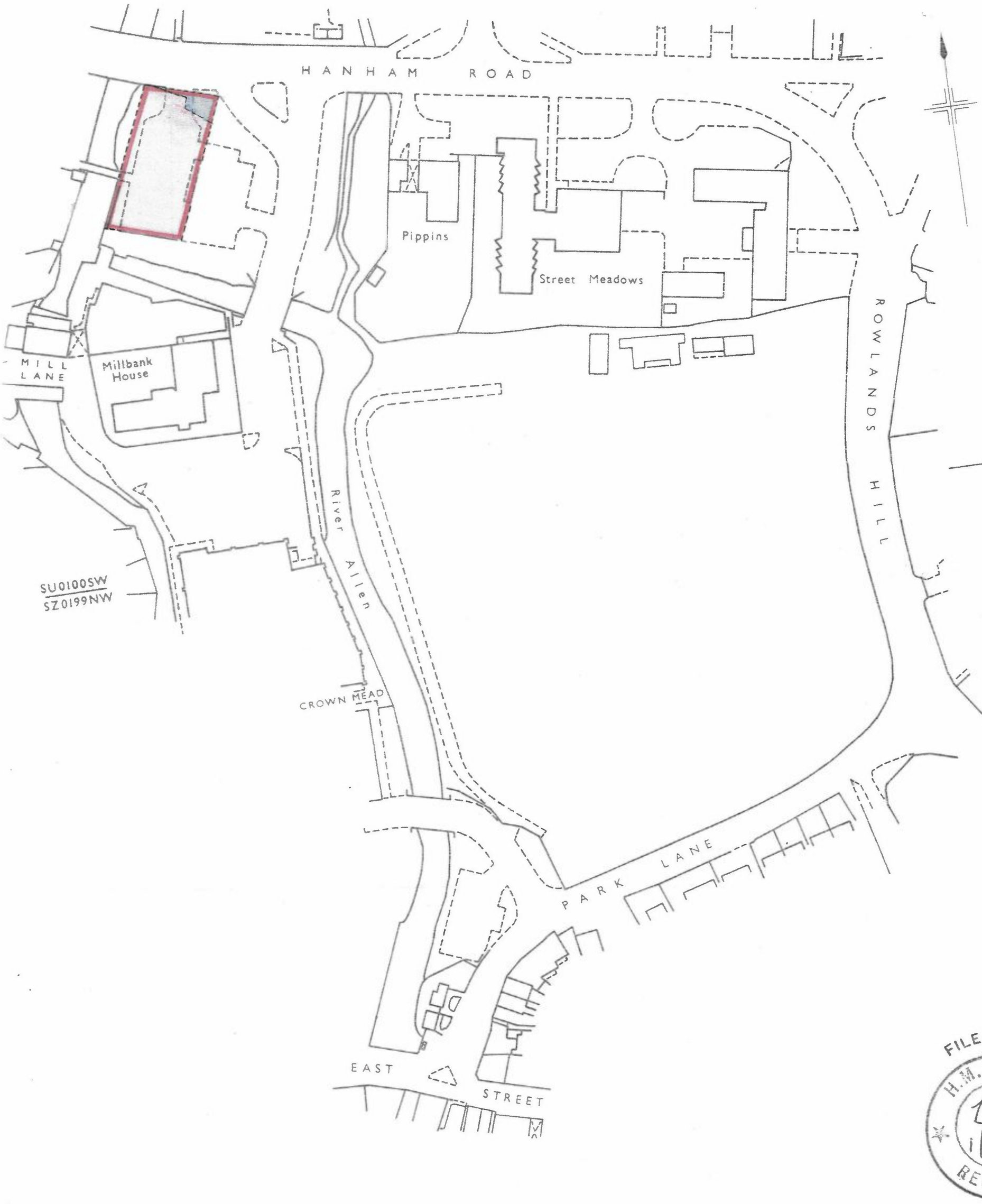
4 By the Conveyance dated 15 May 1981 referred to above the land tinted blue was conveyed as follows:-

"SUBJECT to the existing rainwater drain or channel which runs through part of the land hereby conveyed to certain adjoining land on the south."

End of register

H.M. LAND REGISTRY		TITLE NUMBER DT 84758	
ORDNANCE SURVEY PLAN REFERENCE	SU 0100	SECTION V	Scale 1/1250
COUNTY DORSET	DISTRICT WIMBORNE		© Crown copyright 1982

The boundaries shown by dotted lines have been plotted from the plans on the deeds. The title plan may be updated from later survey information.



FILED PLAN
H.M. LAND
BM
1/82
REGISTRY

This official copy is incomplete without the preceding notes page.

HM Land Registry

Official copy of register of title

Title number DT146210 | Edition date 19.09.2019

- This official copy shows the entries on the register of title on 04 NOV 2019 at 11:59:38.
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- Issued on 04 Nov 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 (30.03.1987) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land lying to the South of Hanham Road, Wimborne.

2 The land has the benefit of the following rights granted by but is subject to the following rights reserved by a Conveyance of the land in this title and other land dated 21 June 1946 made between (1) Henry Pitt Ellis and others (Vendors) (2) Henry Pitt Ellis and Cecil George Ellis (Trustees) and (3) Henry Pitt Ellis (Purchaser):-

TOGETHER ALSO with a right of way at all times and for all purposes from the point marked 'B' on the said plan along the bank of the River Allen through the archway between the Old Town Mill and the Old Town Brewery and thence along Mill Lane between the points marked 'C' and 'D' on the said plan SUBJECT to a right of way at all times and for all purposes for the owners of the land comprising Ordnance No 75 on the said plan along the bank of the River Allen between the points marked 'A' and 'B' on the said plan

NOTE: Copy plan filed.

3 A Conveyance of the land tinted pink on the filed plan dated 11 September 1973 made between (1) Broadstone Development Company Limited (Vendor) and (2) Ottilia Investments Limited (Purchaser) contains the following provision:-

"The Purchaser shall not be entitled to any right or easement of light or air or otherwise which may restrict or in any way interfere with the free use for building or for any other purpose of any adjoining or neighbouring property of the Vendor"

4 The land has the benefit of the following rights granted by a Deed of Grant dated 30 September 1977 made between (1) Wimborne District Council (Grantor) and (2) Arthur Oakes Development (Wimborne) Limited (Grantee):-

The Grantor as beneficial owner hereby grants unto the Grantee full right of liberty for the Grantee and its successors in title the owners and occupiers for the time being of the Second land or any part thereof

A: Property Register continued

and its respective servants and licensees (in common with the Grantor and all others having a like right) at all times and for all purposes to pass and repass over and along the First Land to hold the said right of way unto the Grantee in fee simple

NOTE: The land in this title forms part of the second land referred to. The first land referred to is the car park on the North side of this title.

5 The land has the benefit of the following rights reserved by but is subject to the following rights granted by a Conveyance of adjoining land dated 30 September 1977 made between (1) Arthur Oakes Development (Wimborne) Limited (Vendor) and (2) Safeway Food Stores Limited (Purchaser):-

TOGETHER WITH for the Purchaser and its successors in title the owners and occupiers for the time being of the Property and their tenants servants agents licensees and invitees

(i) the free passage and running of water soil electricity and telephone to and from the property in or through all sewers drains channels pipes watercourses wires access chambers and mains (hereinafter called 'the Services') now passing through along and under all other parts of the Retained Land

(ii) the free right and liberty without making any payment therefor of entering upon such other parts of Retained Land as may be necessary for the purpose of maintaining any Services which serve the Property the person or persons exercising such right of entry making good all damage caused thereby Provided That such right shall exist only until such times as the Local or other competent authority shall make any provision for the maintenance of any such Services

(iii) the right of way without vehicles over the land shown hatched blue on Plan Number 2 and a right of way on foot only over the land shown coloured green on Plan Number 2 for the purpose of access to and egress from the Property

EXCEPT AND RESERVED as is mentioned in the Second Schedule hereto

THE SECOND SCHEDULE above referred to

There is except and reserved to the Vendor and the owners and occupiers for the time being of the Retained Land and all other persons now or hereafter similarly entitled

(a) The free passage and running of water and electricity in and by through all services which are now in over or under the Property to and from the Retained Land

(b) The right of way with or without vehicles over the land shown hatched brown on Plan Number 2 and a right of way on foot only over the land shown coloured yellow and yellow hatched brown on Plan Number 2 for the purpose of access to and egress from the Retained Land and any adjoining or neighbouring land outside the Retained Land and owned by the Vendor nor or within the period of Eighty years from the date hereof or such further period (if any) permitted by law

NOTE: Copy filed.

6 The land has the benefit of the following rights reserved by but is subject to the following rights granted by a Conveyance of adjoining land dated 29 September 1980 made between (1) Arthur Oakes Developments (2) Limited (Vendor) and (3) Possfund Trustees Limited (Purchaser):-

TOGETHER WITH for the Purchaser and its successors in title the owners and occupiers for the time being of the Development and their tenants servants agents licensees and invitees

(i) The free passage and running of water soil electricity and telephone to and from the Development in or through all sewers drains channels pipes watercourses wires access chambers cables and mains ('the Services') now passing through along or under all other parts of

A: Property Register continued

the Land shown edged green on Plan No 1 annexed hereto (the 'Retained land')

(ii) The free right and liberty of entering upon such other parts of the Retained Land as may be necessary for the purpose of maintaining any Services which serve the Development the person or persons exercising such right of entry making good all damage caused thereby Provided That such rights shall exist only until such time as the Local or other competent Authority shall make any provision for the maintenance of any such Services

EXCEPT AND RESERVED as is mentioned in the Second Schedule hereto

THE SECOND SCHEDULE (Exceptions and Reservations)

There is excepted and reserved to the Vendor and the owners and the occupiers for the time being of the Retained land and all other persons now or hereafter similarly entitled

(a) The free passage and running of water gas and electricity in by and through all Services which are now in over or under the Development to and from the Retained Land and any adjoining or neighbouring land outside the Retained Land and the Development which may be owned by the Vendor now or within a period (if any) permitted by law

NOTE: The land in this title forms part of the Green Land referred to.

7 (05.09.2000) The filed plan has been revised to accord with the latest revision of the Ordnance Survey Map.

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 (19.09.2019) PROPRIETOR: DORSET COUNCIL of South Walks House, South Walks Road, Dorchester DT1 1UZ.

C: Charges Register

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

1 (30.03.1987) A Conveyance and surrender dated 19 September 1929 made between (1) Herbert Wolseley-Lewis and Ruth Wolseley-Lewis and (2) Anthony Charles Ellis and Henry Pitt Ellis contains restrictive covenants but neither the original deed nor a certified copy or examined abstract thereof was produced on first registration.

2 (30.03.1987) The land is subject to the following rights reserved by a Conveyance of the land in this title and other land dated 11 February 1958 made between (1) Henry Pitt Ellis (Vendor) and (2) Broadstone Development Company Limited (Purchaser):-

SUBJECT ALSO as to the property fifthly and sixthly before described to the right of the owner or owners for the time being of 'Dormers' East Borough Wimborne aforesaid to maintain a drainpipe discharging into the said hatch stream below the hatches and also to the right to the passage of water and soil through the said drainpipe and a right of entry on the property fifthly before described for the purpose of repairing or relaying such drain such owner or owners making good all damage caused by him or them in the exercise of the said rights.

NOTE: The land in this title forms part of the fifthly described property.

3 (30.03.1987) An Agreement dated 30 September 1977 made between (1) Wimborne District Council and (2) Arthur Oakes Developments (Wimborne)

C: Charges Register continued

Limited contains covenants.

NOTE: Copy in certificiate. Copy filed.

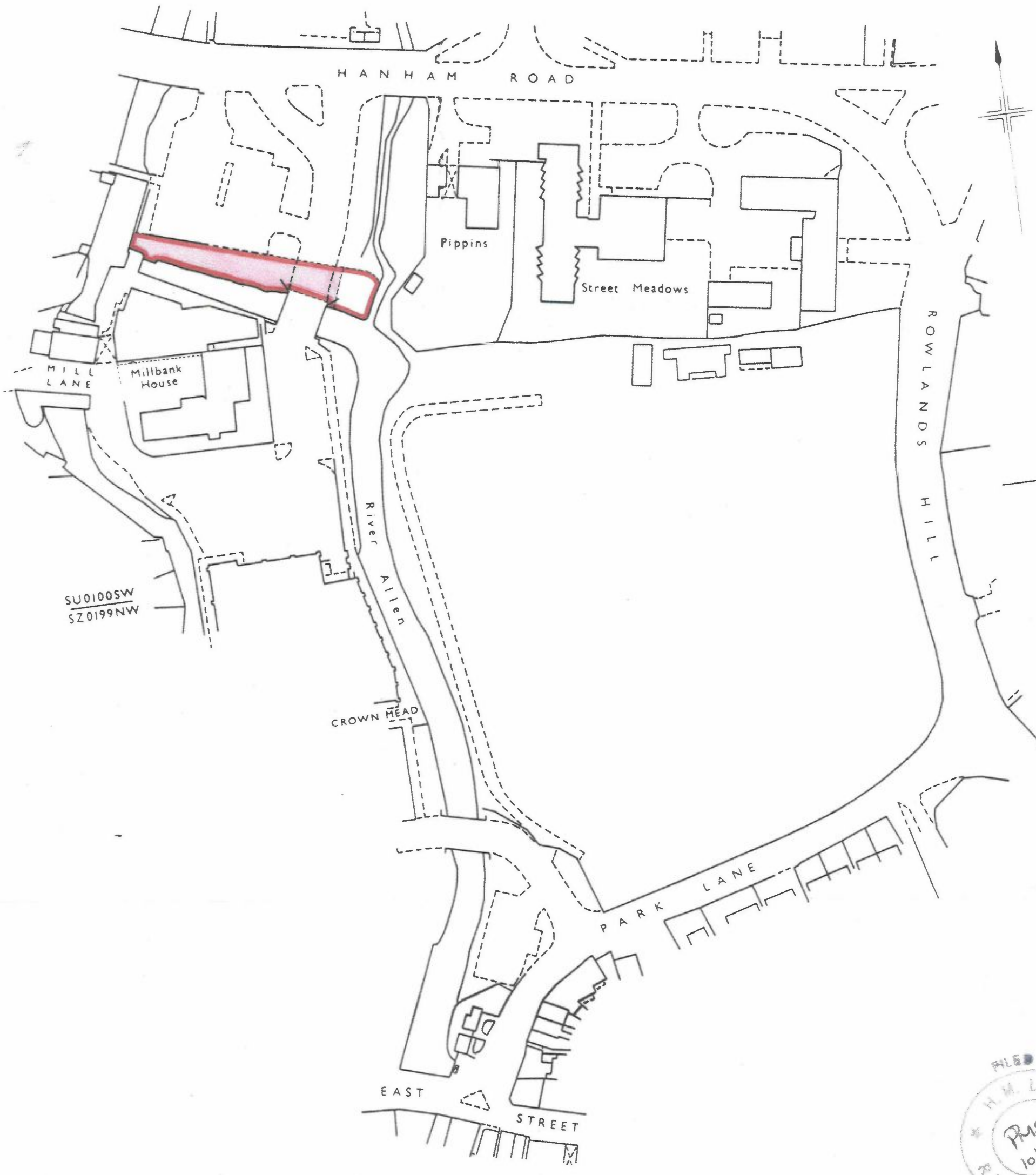
End of register

H.M. LAND REGISTRY

TITLE NUMBER

DT146210

ORDNANCE SURVEY PLAN REFERENCE	SU 0100	SECTION V	Scale 1/1250
COUNTY DORSET	DISTRICT WIMBORNE		© Crown copyright 1982



FILED PLAN
H.M. LAND
REGISTRY
10/87

This official copy is incomplete without the preceding notes page.

HM Land Registry

Official copy of register of title

Title number DT151868 | Edition date 01.05.2019

- This official copy shows the entries on the register of title on 04 NOV 2019 at 11:57:05.
- 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 Nov 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 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land on the north and south side of Mill Lane, Wimborne.

2 A Conveyance of the land tinted pink on the filed plan dated 1 June 1959 made between (1) Boots Cash Chemists (Southern) Limited (Vendors) and (2) Horace Lett Slocock (Purchaser) contains the following provision:-

"IT IS hereby agreed and declared that the Purchaser shall not become entitled to any easement or right of light or air or other easement or right which would restrict or interfere with the free use of the adjoining or neighbouring land of the Vendor or any person deriving title under them for building or any other purposes."

3 A Deed of Declaration, Grant and Covenant dated 29 April 1988 made between (1) Benjamin McCartney and (2) Horace Lett Slocock is expressed to grant certain rights for the benefit of the land in this title.

The said Deed also grants rights over the land in this title and this registration takes effect subject thereto.

NOTE: Original filed under DT127654.

4 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.

5 In addition to the land edged and numbered in green on the filed plan the First Floor and above of the part numbered 1 in blue has been removed from the title.

6 The land has the benefit of the following rights reserved by but is subject to the following rights granted by a Transfer of the land edged and numbered DT181496 in green on the filed plan dated 19 March 1990 made between (1) Horace Lett Slocock (Transferor) and (2) Colin Christopher Wilson and Christopher Slocock (Trustees) as varied by a Deed dated 20 March 1990 made between the same parties:-

"There are reserved to the Transferor and his successors in title as

A: Property Register continued

appurtenant to the land remaining in Title Numbers DT151868 DT173265 and shown edged green on the accompanying plan and the road/pathway under Unit 14A (all of which is hereinafter called "the retained land") the easements and rights specified in the Second Schedule hereto

THE SECOND SCHEDULE

The right for the Transferor and his successors in title:-

(1) To enter the land hereby transferred for the purposes of:-

renewing repairing and inspecting the facing walls of any property or other structure which may be built on the boundary of the land hereby transferred and the Retained Land

Provided that the Transferor makes good all damage which may be done in the exercise of such powers specified in this sub-clause at his own cost and without unnecessary delay

There are granted to the Trustees and their successors in title as appurtenant to the land hereby transferred the easements and rights specified in the Third Schedule hereto

THE THIRD SCHEDULE

The right for the Trustees in common with the Transferor and all other persons who have or may have a like right

(1) At all times and for all usual and reasonable purposes to go and return with or without motor vehicles and other vehicles over and along the roads and footpath of the Retained Land PROVIDED ALWAYS that such right is restricted to pedestrian rights only over such parts of the said roads and footpaths as are not intended for vehicular use

(2) To take water electricity gas and other appropriate services and to passage of water and soil through the pipes cables sewers and drains and other conducting media now laid (or to be laid within the perpetuity period applicable hereto of 80 years from the 19 March 1990)

(3) To enter the Retained Land for the purpose of:-

i) laying maintaining replacing and inspecting the said pipes cables sewers and drains and other conducting media

ii) renewing repairing and inspecting the facing walls of any property or other structure which may be built as the boundary of the land hereby transferred and the Retained Land

Provided that the Trustees make good all damage which may be done in the exercise of such powers specified in this sub-clause at their own cost and without unnecessary delay

(4) The right of support and protection for the land hereby transferred as now enjoyed from the Retained Land".

NOTE: The land remaining in this title forms part of the retained land retained referred to.

7 (25.04.2012) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of 7 Mill Lane adjoining the western boundary of the land in this title dated 27 March 2012 made between (1) Christopher John Slocock and Michael John Shutler and (2) AJ Bell (PP) Trustees Limited and Christopher John Slocock.

NOTE: Copy filed under DT393111.

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 (10.04.2017) PROPRIETOR: CHRISTOPHER JOHN SLOCOCK and JEREMY FRANCIS MILLS of Mills Keep, Dorset House, 5 Church Street, Wimborne BH21 1JH.

2 (09.11.2010) A Transfer of the land tinted blue and hatched blue on the filed plan dated 29 April 1988 made between (1) Benjamin McCartney and (2) Horace Lett Slocock contains Purchaser's personal covenant(s) details of which are set out in the schedule of personal covenants hereto.

A Transfer to a former proprietor contains a covenant to observe and perform the aforesaid covenant(s) and of indemnity in respect thereof.

3 (09.11.2010) 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.

4 (10.04.2017) 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.

Schedule of personal covenants

1 The following are details of the personal covenants contained in the Transfer dated 29 April 1988 referred to in the Proprietorship Register:-

The Transferee hereby covenants with the Transferor and his successors in title:-

(a) To accept liability henceforth for the upkeep of and to maintain the Property in a state and condition suitable for access to and egress (both on foot and with vehicles) from the Retained Property and all parts thereof at all times and to indemnify the Transferors and his successors in title against any future claims made in respect of any breach or non-observance hereof

(b) To ensure that a proper and adequate right of way both for vehicles (including all service emergency removal and refuse vehicles) and on foot is maintained at all times and for all purposes to the Retained Property throughout or over the Property

(c) To indemnify the Transferor and his successors in title from and against all or any claims (on an unqualified indemnity basis) made against him or them in respect of the obstruction of and or interference with any right of way heretofore granted by way of exception and reservation thereover

(d) To indemnify the Transferor and his successors in title against all or any claims (on unqualified indemnity basis) made against him or them hereafter in respect of his or their ownership use of occupation of the Property or of any covenant or agreement heretofore made by the Transferee with any other person or body in respect of or affecting the Property.

C: Charges Register

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

1 The land hatched yellow on the filed plan is subject to rights of way.

2 A Conveyance of the land tinted yellow and hatched yellow on the filed plan and other land dated 19 July 1946 made between (1) Frederick Walter Lambourne (Vendor) and (2) Horace Lett Slocock (Purchaser)) contains the following covenants:-

"THE Purchaser so as to bind the property hereby conveyed into whosesoever hands the same may come and for the benefit of the adjoining and neighbouring property of the Vendor shown and edged green on the said plan hereby further covenants with the Vendor that he the Purchaser and his successors in title will within one month from the

C: Charges Register continued

date hereof brick up any apertures previously used as doors or windows in the south wall of the building known as The Town Brewery or Old Brewery and further will not instal or allow to be installed any windows or doors in the south wall of the said building known as The Town Brewery or Old Brewery or in any new building to be erected on the site thereof."

NOTE 1: The land edged green referred to lies to the south of the land in this title

NOTE 2: See Entry No. 7 below.

3 A Conveyance of the land tinted mauve on the filed plan dated 4 October 1950 made between (1) Albert Henry White and Edith Eveline White (Vendors) (2) Lloyds Bank Limited and (3) Horace Lett Slocock (Purchaser) contains the following covenants:-

"THE Purchaser so as to bind the property hereby conveyed into whosoever hands the same may come and to enure for the benefit of the Vendor's adjoining property known as Millbank House hereby covenants with the Vendors as follows:-

(a) That the Purchaser and his successors in title shall not erect any building on the land conveyed or any part thereof until plans of any such building shall have been submitted to and approved by the Surveyor for the time being of the Vendors such approval not to be unreasonably withheld."

NOTE: See Entry No. 7 below.

4 The land tinted mauve on the filed plan is subject to the following rights reserved by the Conveyance dated 4 October 1950 referred to above:-

"EXCEPTING AND RESERVING unto the Vendors a right for free passage and running of water and soil through the drains laid and now existing through the land hereby conveyed Together with a right for the Vendors and their successors in title to enter on the said land to inspect and repair the said drains."

5 The land tinted blue and hatched blue on the filed plan is subject to the following rights reserved by a Transfer thereof and other land dated 3 July 1985 made between (1) Bandara Limited (Transferor) and (2) Benjamin McCartney (Transferee):-

"EXCEPT AND RESERVING unto the Transferor and its successors in title a right of way on foot only for all purposes at all times over and along the land shown coloured blue on the said plan."

NOTE: The land coloured blue referred to is tinted blue and hatched blue on the filed plan.

6 The land tinted blue and hatched blue on the filed plan is subject to the following rights reserved by a Transfer thereof dated 29 April 1988 made between (1) Benjamin McCartney (Transferor) and (2) Horace Slocock (Transferee):-

"Subject nevertheless to:-

.....
..

(b) All rights of way and support and other easements and all quasi-easements rights and benefits of a similar nature now enjoyed or intended to be enjoyed both public and private affecting the same without any obligation on the part of the Transferor to define the same

There is excepted and reserved out of the transfer hereinbefore made in favour of the Transferor and his successors in title the owner and occupiers of all or any part of the land remaining within the above title (hereinafter called "the Retained Property") and each and every part thereof and any adjoining properties and all others having the like right or who may be granted the like right within the period of 80 years from the 25th day of March 1986 a right of way over the Property

C: Charges Register continued

for all purposes both on foot and with vehicles to gain access to and egress from the Retained Property or any part thereof".

NOTE: The retained property referred to is land adjoining the east boundary thereof known as Millbank House.

7 By a Deed of Release dated 29 April 1988 made between (1) Benjamin McCartney (Covenantee) and (2) Horace Lett Slocock (Covenantor) the covenants in the Conveyance dated 19 July 1946 and the Conveyance dated 4 October 1950 referred to above were expressed to be released in the following terms:-

"The Covenantee but only to the extent to which he has power so to do HEREBY RELEASES the Covenantor and his successors in title and the premises in the First Schedule hereto and every part or parts thereof from the covenants and all liability thereunder so far as the same are still subsisting and capable of being enforced

2. THE Covenantee hereby covenants with the Covenantor that to the best of the Covenantee's knowledge and belief and notwithstanding anything (a) by him (save in respect of any leases granted by him and whether or not noted against the title DT127654 aforesaid) or (b) by any person through whom he derives title otherwise than by purchase for value done made executed or omitted or knowingly suffered or allowed the Covenantee has full Power to release the Covenantor and his successors in title and the premises in the First Schedule from the covenants".

NOTE 1: The covenants referred to are those in the aforesaid Conveyance referred to in entries numbered 2 and 3 above

NOTE 2: The premises in the First Schedule is the land tinted yellow mauve and hatched yellow on the filed plan.

8 The land tinted blue and hatched blue on the filed plan is subject to such rights of access and egress, passage of water, soil, gas, electricity, telephone, soil and other services and supplies rights of support, user of drives, accessways, paths and forecourt areas as are granted in leases of parts of adjoining Millbank House as may affect the said land tinted blue and hatched blue on the filed plan.

9 The land is subject to the following rights granted by a Transfer of the land edged and numbered DT207640 in green on the filed plan dated 14 June 1993 made between (1) Colin Christopher Wilson, Geoffrey Bernard Slocock and Christopher John Slocock (Transferors) and (2) Christopher John Slocock and Yayu Rini Slocock (Transferee):-

"The Land is transferred together with a right of way for the Transferee and his successors in title at all times and for all purposes with or without vehicles over the roadway shown edged and hatched brown on the Plan the Transferee and his successors in title contributing a fair proportion according to user of the cost of the repair and maintenance thereof.

The Land is transferred together with a right for the Transferee and his successors in title to use any pipes wires or cables serving the Land which now are nor may within a period of 80 years of the date hereof be on under or over the land coloured purple on the Plan (the Purple Land) the remaining land in title number DT151868 and the land in the title number DT181496 (the Adjoining Land) together with the right for the Transferee and his successors in title his or their employees or agents to enter upon the Purple Land and the Adjoining Land for the purpose of inspecting repairing maintaining replacing or laying such pipes wires or cables as or may be required to serve the Land and the said Colin Christopher Wilson and the said Christopher Slocock (the Trustees) as the registered proprietors of the Adjoining land hereby grant consent and confirm the rights so far as they relate to the Adjoining Land

.....
..

A right to enter onto land granted by this Transfer may only be exercised if the person or persons so entering give reasonable written

C: Charges Register continued

notice of their intentions so to do (except in rase of emergency) do as little damage as possible and make good all damage in fact cause.

Any dispute as to what is a "reasonable proportion" or what may be "reasonably required" under this Transfer shall be referred to an independant expert for determination. If the parties do not agree on the person to be appointed within 7 days of either party requiring such appointment the expert is to be appointed on the application of either party by the President for the time being of the Royal Institution of Chartered surveyors. The expert shall afford both parties the opportunity of making written representations to him his decision shall be binding upon the parties and the costs of his determination shall be borne as he may direct."

NOTE: The Roadway shown edged and hatched brown referred to is edged blue and tinted blue on the filed plan. The land coloured purple referred to is the land shown tinted pink on the filed plan remaining in this title. The adjoining land referred to is the land shown edged and numbered DT181496 in green on the filed plan.

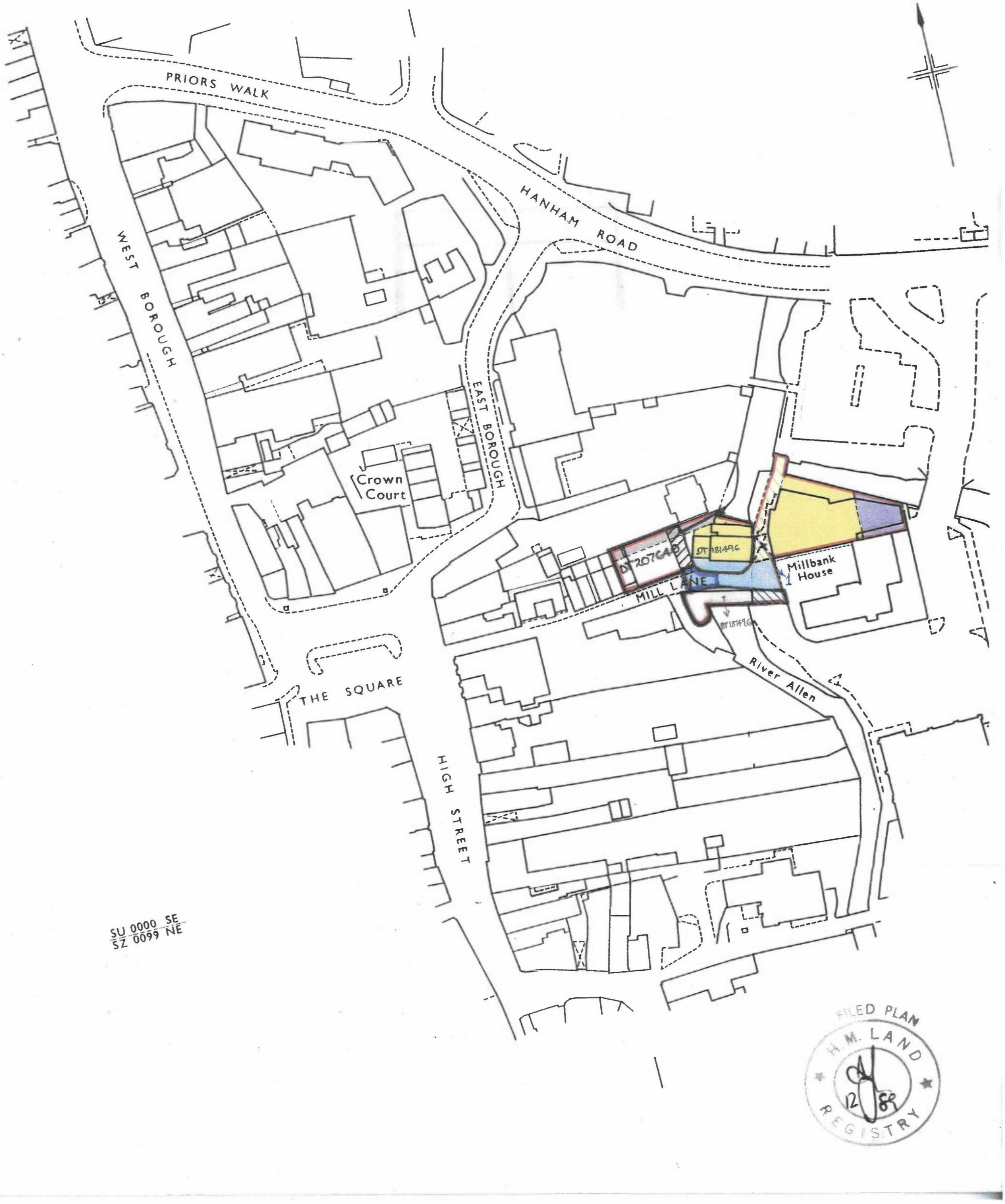
10 (14.04.2000) REGISTERED CHARGE dated 31 March 2000 affecting also title DT173265 to secure the moneys therein mentioned.

11 (14.04.2000) Proprietor: CHRISTOPHER JOHN SLOCOCK of The Old Church House, 5 Mill Lane, Wimborne, Dorset and DIANA ELIZABETH SMITH of 258 Wilmot Street, London, E2 0BY.

End of register

H.M. LAND REGISTRY

		TITLE NUMBER	
		DT151868	
ORDNANCE SURVEY PLAN REFERENCE	SU 0000	SECTION E	Scale 1/1250
COUNTY DORSET	DISTRICT	**EAST DORSET**	© Crown copyright 1987



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HM Land Registry

Official copy of register of title

Title number DT384578 | **Edition date 01.05.2019**

- This official copy shows the entries on the register of title on 04 NOV 2019 at 11:54:51.
- 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 Nov 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 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 Mill Lane, Wimborne.

2 The land has the benefit of the following rights reserved by but is subject to the following rights granted by a Transfer of the land registered under DT127654 dated 3 July 1985 made between (1) Bandara Limited (Transferor) and (2) Benjamin McCartney (Transferee):-

"TOGETHER WITH a right of way for the transferee and his successors in title on foot only at all times and for all purposes over and along the land shown hatched green on the said plan but EXCEPT AND RESERVING unto the transferor and its successors in title a like right of way on foot only for all purposes at all times over and along the land shown coloured blue on the said plan."

NOTE: The land hatched green and coloured blue referred to is hatched blue on the title plan so far as as the land this title is affected.

3 The land has the benefit of the following rights granted by but is subject to the following rights reserved by a Transfer of the land in this title and other land dated 19 March 1990 made between (1) Horace Lett Slocock (Transferor) and (2) Colin Christopher Wilson and Christopher Slocock (Trustees) as varied by a Deed dated 20 March 1990 made beteen the same parties:-

"There are granted to the Trustees and their successors in title as appurtenant to the land hereby transferred the easements and rights specified in the Third Schedule hereto

THE THIRD SCHEDULE

The right for the Trustees in common with the Transferor and all other persons who have or may have a like right

(1) At all times and for all usual and reasonable purposes to go and return with or without motor vehicles and other vehicles over and along the roads and footpath of the Retained Land PROVIDED ALWAYS that such right is restricted to pedestrian rights only over such parts of the

A: Property Register continued

said roads and footpaths as are not intended for vehicular use

(2) To take water electricity gas and other appropriate services and to passage of water and soil through the pipes cables sewers and drains and other conducting media now laid (or to be laid within the perpetuity period applicable hereto of 80 years from the 19th March 1990)

(3) To enter the Retained Land for the purpose of:-

i) laying maintaining replacing and inspecting the said pipes cables sewers and drains and other conducting media

ii) renewing repairing and inspecting the facing walls of any property or other structure which may be built as the boundary of the land hereby transferred and the Retained Land

Provided that the Trustees make good all damage which may be done in the exercise of such powers specified in this sub-clause at their own cost and without unnecessary delay

(4) The right of support and protection for the land hereby transferred as now enjoyed from the Retained Land

There are reserved to the Transferor and his successors in title as appurtenant to the land remaining in Title Numbers DT151868 DT173265 and shown edged green on the accompanying plan and the road/pathway under Unit 14A (all of which is hereinafter called "the retained land") the easements and rights specified in the Second Schedule hereto

THE SECOND SCHEDULE

The right for the Transferor and his successors in title:-

(1) To enter the land hereby transferred for the purposes of renewing repairing and inspecting the facing walls of any property or other structure which may be built on the boundary of the land hereby transferred and the Retained Land

Provided that the Transferor makes good all damage which may be done in the exercise of such powers specified in the sub-clause at his own cost and without unnecessary delay.

4 (03.01.2007) The land has the benefit and is subject as mentioned in the Transfer dated 21 December 2006 referred to in the Charges Register.

5 (18.02.2011) The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer of the land in this title and other land dated 14 February 2011 made between (1) Christopher John Slocock and Michael John Shutler and (2) Christopher John Slocock and Yayu Rini Slocock.

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 (18.02.2011) PROPRIETOR: CHRISTOPHER JOHN SLOCOCK and YAYU RINI SLOCOCK of 5 Mill Lane, Wimborne, Dorset BH21 1JQ.

2 (18.02.2011) The price stated to have been paid on 14 February 2011 was £114,000.

C: Charges Register

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

1 The land hatched blue on the filed plan is subject to such rights of access and egress, passage of water, soil, gas, electricity, telephone, soil and other services and supplies rights of support, user of drives, accessways, paths and forecourt areas as are granted in leases of parts of adjoining Millbank House as may affect the said land hatched blue on the filed plan.

2 An Agreement dated 30 September 1977 made between (1) Wimborne District Council and (2) Arthur Oakes Developments (Wimborne) Limited contains restrictive covenants.

NOTE 1: Copy filed under DT94708.

By an Agreement dated 8 October 1981 made between (1) Wimborne District Council and (2) Arthur Oakes Developments (2) Limited the said covenants were expressed to be varied.

NOTE 2: Copy filed under DT94708.

3 Deed dated 30 September 1977 made between (1) Arthur Oakes Developments (Wimborne) Limited and (2) Safeway Food Stores Limited Supplemental to The Agreement dated 30 September 1977 referred to above.

NOTE: Copy filed under DT94708.

4 The land hatched blue on the title plan is subject to the following rights reserved by a Transfer thereof and other land dated 3 July 1985 made between (1) Bandara Limited (Transferor) and (2) Benjamin McCartney (Transferee):-

"EXCEPT AND RESERVING unto the Transferor and its successors in title a right of way on foot only for all purposes at all times over and along the land shown coloured blue on the said plan"

NOTE: The land coloured blue referred to is hatched blue on the filed plan so far as it affects the land in this title.

5 The land hatched blue on the filed plan is subject to the following rights reserved by a Transfer thereof and other land dated 29 April 1988 made between (1) Benjamin McCartney (Transferor) and (2) Horace Slocock (Transferee):-

"Subject nevertheless to:-

.....

(b) All rights of way and support and other easements and all quasi easements rights and benefits of a similar nature now enjoyed or intended to be enjoyed both public and private affecting the same without any obligation on the part of the Transferor to define the same

There is excepted and reserved out of the transfer hereinbefore made in favour of the Transferor and bis successors in title the owner and occupier of all or any part of the land remaining within the above title (hereinafter called "the Retained Property") and each and every part thereof and any adjoining properties and all others having the like right or who may be granted the like right within the period of 80 years from the 25th day of March 1986 a right of way over the Property for all purposes both on foot and with vehicles to gain access to and egress from the Retained Property or any part thereof"

NOTE: The retained property referred to is land adjoining the east boundary thereof known as Millbank House.

6 (03.01.2007) A Transfer of the land tinted brown on the title plan and other land dated 21 December 2006 made between (1) The Solicitor for the Affairs of Her Majesty's Treasury and (2) Christopher John Slocock and Edward Brooks Beatty Monds contains restrictive covenants.

NOTE: Copy filed under DT94708.

Title number DT384578

End of register

HM Land Registry
Official copy of title plan

Title number **DT384578**
Ordnance Survey map reference **SU0100SW**
Scale **1:1250**
Administrative area **Dorset**

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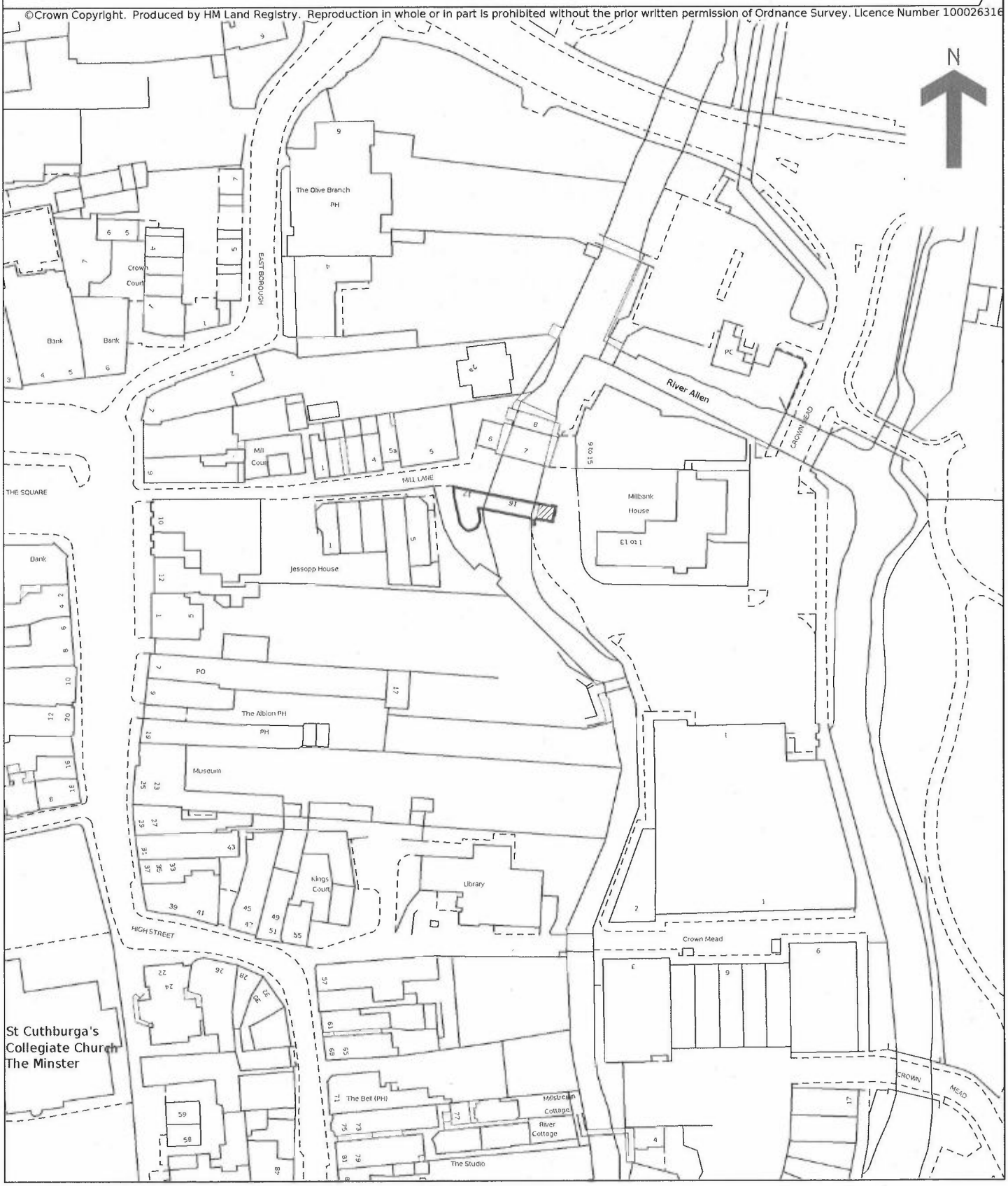

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These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 04 November 2019 shows the state of this title plan on 04 November 2019 at 11:54:51. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.
This title is dealt with by the HM Land Registry, Weymouth Office .

HM Land Registry

Official copy of register of title

Title number DT94708 | Edition date 02.05.2019

- This official copy shows the entries on the register of title on 04 NOV 2019 at 11:32:58.
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- Issued on 04 Nov 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 (27.10.1982) 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 and land lying to the west of Millbank House, Mill Lane, Wimborne (BH21 1LJ).

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 land has the benefit of the following rights reserved by but is subject to the following rights granted by a Transfer of the land edged and numbered DT127654 in green on the filed plan dated 3 July 1985 made between (1) Bandara Limited (Transferor) and (2) Benjamin McCartney (Transferee):-

"TOGETHER WITH a right of way for the transferee and his successors in title on foot only at all times and for all purposes over and along the land shown hatched green on the said plan but EXCEPT AND RESERVING unto the transferor and its successors in title a like right of way on foot only for all purposes at all times over and along the land shown coloured blue on the said plan."

NOTE: The land hatched green and coloured blue referred to are tinted brown and tinted blue respectively on the filed plan.

4 (03.01.2007) The land has the benefit and is subject as mentioned in the Transfer dated 21 December 2006 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 (10.04.2017) PROPRIETOR: CHRISTOPHER JOHN SLOCOCK and JEREMY FRANCIS

B: Proprietorship Register continued

MILLS of Mills Keep, Dorset House, 5 Church Street, Wimborne BH21 1JH.

2 (09.11.2010) 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 (10.04.2017) 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 An Agreement dated 30 September 1977 made between (1) Wimborne District Council and (2) Arthur Oakes Developments (Wimborne) Limited contains restrictive covenants.

NOTE 1: Copy filed

By an Agreement dated 8 October 1981 made between (1) Wimborne District Council and (2) Arthur Oakes Developments (2) Limited the said covenants were expressed to be varied.

NOTE 2: Copy filed.

2 Deed dated 30 September 1977 made between (1) Arthur Oakes Developments (Wimborne) Limited and (2) Safeway Food Stores Limited Supplemental to The Agreement dated 30 September 1977 referred to above.

NOTE: Copy filed.

3 A Conveyance of adjoining land to the South East ("the Property") dated 30 September 1977 made between (1) Arthur Oakes Developments (Wimborne) Limited (Vendor) and (2) Safeway Food Stores Limited (Purchaser) contains the following covenants:-

"TOGETHER WITH for the Purchaser and its successors in title the owners and occupiers for the time being of the Property and their tenants servants agents licencees and invitees

(i) the free passage and running of water soil electricity and telephone to and from the Property in or through all sewers drains channels pipes watercourses wires access chambers cables and mains (hereinafter called "the Services") now passing through along and under all other parts of the Retained Land

(ii) the free right and liberty without making any payment therefor of entering upon such other parts of Retained Land as may be necessary for the purpose of maintaining any Services which serve the Property the person or persons exercising such right of entry making good all damage caused thereby Provided That such right shall exist only until such time as the Local or other competent authority shall make any provision for the maintenance of any such Services

TOGETHER ALSO with the right for the Purchaser and its successors in title the owners and occupiers for the time being of the Property and their tenants servants agents licencees and invitees to use the land shown edged green on Plan Number 1 for the purpose of parking of motor vehicles with the right to pass and repass thereover for the purpose of access thereto from and egress therefrom to the Property".

NOTE: The land edged green referred to in the land in this title and the Retained land referred to includes the land in this title.

4 (03.01.2007) A Transfer of the land in this title dated 21 December 2006 made between (1) The Solicitor for the Affairs of Her Majesty's Treasury and (2) Christopher John Slocock and Edward Brooks Beatty Monds contains restrictive covenants.

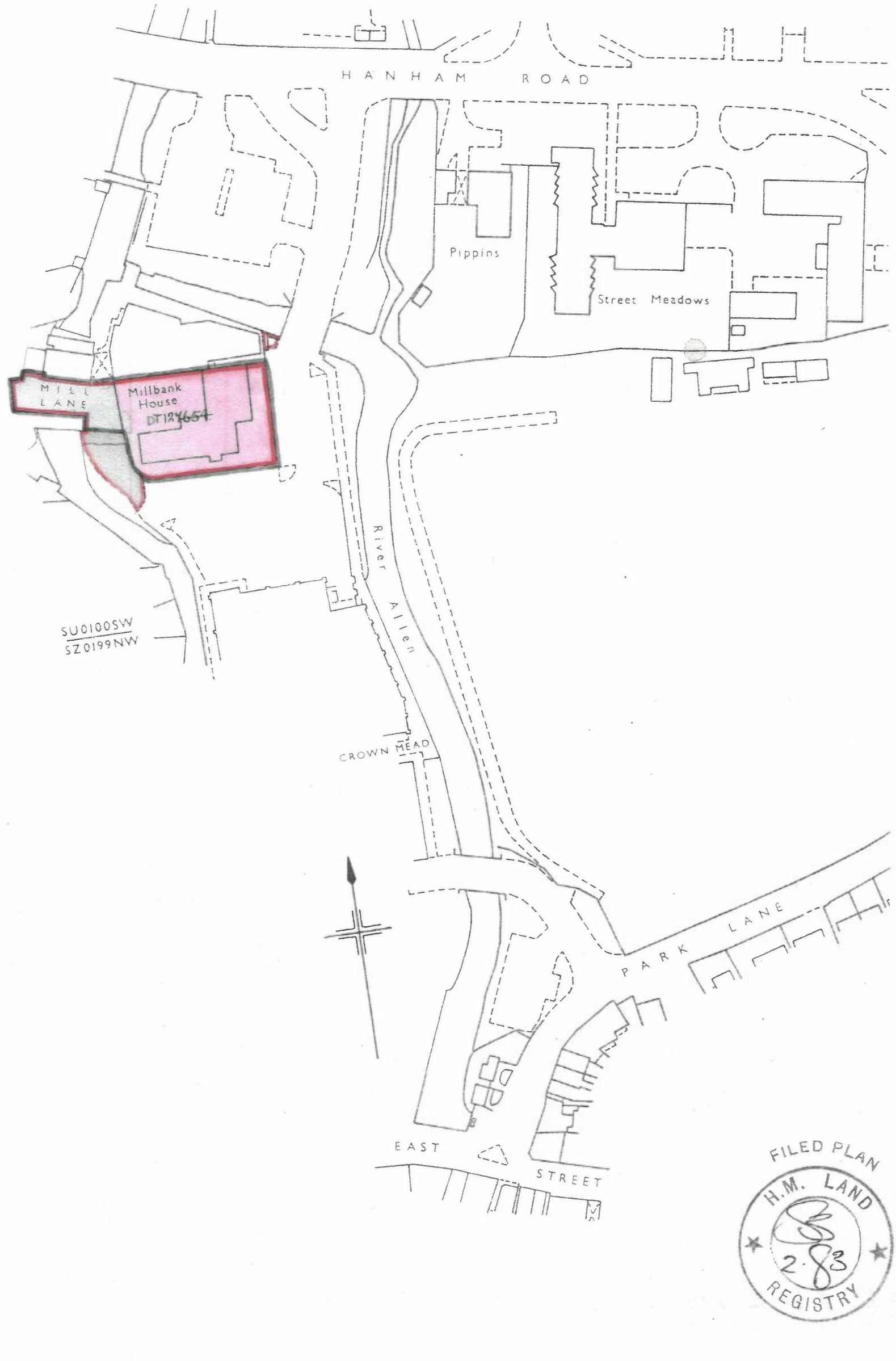
NOTE: Copy filed.

End of register

H.M. LAND REGISTRY

TITLE NUMBER	
DT94708	

ORDNANCE SURVEY PLAN REFERENCE	SU0100	SECTION V	Scale 1/1250
COUNTY DORSET	DISTRICT WIMBORNE		© Crown copyright 19



FILED PLAN
H.M. LAND
2·83
REGISTRY

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HM Land Registry

Official copy of register of title

Title number DT119551 | **Edition date 01.05.2019**

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- This date must be quoted as the "search from date" in any official search application based on this copy.
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- Issued on 04 Nov 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 (23.11.1984) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Safeway Supermarket, Crown Mead, Wimborne (BH21 1ED).

2 A Conveyance of the land tinted blue on the filed plan and other land dated 11 September 1973 made between (1) Broadstone Development Company Limited (Vendor) and (2) Ottilia Investments Limited (Purchaser) contains the following provision:-

The Purchaser shall not be entitled to any right or easement of light or air or otherwise which may restrict or in any way interfere with the free use for building or for any other purpose of any adjoining or neighbouring property of the Vendor.

3 The land has the benefit of the following rights granted by the Conveyance dated 30 September 1977 referred to in the Charges Register:-

"TOGETHER WITH for the Purchaser and its successors in title the owners and occupiers for the time being of the Property and their tenants servants agents licencees and invitees

(i) the free passage and running of water soil electricity and telephone to and from the Property in or through all sewers drains channels pipes watercourses wires access chambers cables and mains (hereinafter called "the Services") now passing through along and under all other parts of the Retained Land

(ii) the free right and liberty without making any payment therefor of entering upon such other parts of Retained Land as may be necessary for the purpose of maintaining any Services which serve the Property the person or persons exercising such right of entry making good all damage caused thereby Provided That such right shall exist only until such time as the Local or other competent authority shall make any provision for the maintenance of any such Services

(iii) the right of way with or without vehicles over the land shown hatched blue on Plan Number 2 and a right of way on foot only over the land shown coloured green on Plan Number 2 for the purpose of access to

A: Property Register continued

and egress from the Property."

NOTE: The land hatched blue referred to is cross-hatched brown on the title plan. The land coloured green referred to is tinted brown on the title plan

4 The Conveyance dated 30 September 1977 referred to above contains the following provision:-

"It is hereby agreed and declared that the Purchaser and the persons deriving title under it shall not become entitled to any easements or rights of light and air which would in anyway affect the unrestricted user in compliance with the requirements of the Local Planning and Bye-Law Authorities of the adjoining property of the Vendor (hereinafter called "the Retained Land") which is shown edged green on the plan annexed hereto and numbered 3 (hereinafter called "Plan Number 3") for building or other purposes."

NOTE: The land edged green referred to is edged blue on the title plan.

5 The Conveyance dated 30 September 1977 referred to above is expressed to include also the following rights:-

"TOGETHER ALSO with the right for the Purchaser and its successors in title the owners and occupiers for the time being of the property and their tenants servants agents licencees and invitees to use the land shown edged green on Plan Number 1 for the purpose of parking of motor vehicles with the right to pass and repass thereover for the purpose of access thereto from and egress therefrom to the Property."

NOTE: The property referred to is the land in this title and the land edged green referred to is tinted yellow on the filed plan.

6 The land has the benefit of the following rights granted by a Deed dated 17 January 1980 made between (1) Ernest Hatton Chapman and Florence Louisa Brown (Owners) (2) Arthur Oakes Developments Limited (First Grantee) and (3) Safeway Food Stores Limited (Second Grantee):-

"The Owners as Personal Representatives of the said Sir Henry Phelips Hanham Baronet deceased hereby grant unto each of them the First Grantee and the Second Grantee:

(1) Full right and liberty for the First Grantee and the Second Grantee and their respective successors in title the Owners and Occupiers of the properties shown on the said map and thereon edged blue and orange their respective servants and licensees to construct a sewer or drain between the points marked "A" and "B" indicated by a red line on the said map (provided that the same shall be laid within the period of twenty-one years from the date hereof which shall be the perpetuity period applicable hereto) for the passage or conveyance of water and soil from the said properties edged blue and orange on the said map but not for any other purpose whatsoever:

(2) Full right and liberty for the purpose aforesaid but not for any other purpose whatsoever to make and for ever hereafter to repair and maintain all such connections with the said sewer or drain at the point marked "B" on the said map as may be reasonable and proper in that behalf making good nevertheless at its own expense all damage or disturbance which may be caused to the surface of the said piece of land edged green on the said map in carrying out such connections repairs or maintenance:

(3) Full right and liberty for the purpose of making repairing and maintaining such connections as aforesaid but not for any other purpose whatsoever to enter upon and break up the said piece of land edged green on the said map:

IT IS HEREBY AGREED between the parties hereto that during the construction of such sewer:-

(a) a temporary overground connection pipe may be laid on condition that this will be replaced in not less than three months from the date hereof by the permanent pipe connection:

A: Property Register continued

(b) that the ground and turf shall be reinstated to the satisfaction of the Owners' Agents upon the completion of the work and

(c) for the duration of the work plant and equipment will not be stored upon the Cricket Field and that all plant and equipment will be cleared away at the end of each working week."

NOTE: The land in this title comprises the land edged orange referred to. The points marked A and B referred to are reproduced on the filed plan and the red line referred to is shown by a blue broken line on the filed plan.

7 (19.11.2014) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

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 (27.04.2017) PROPRIETOR: ALPHACORP INC (incorporated in British Virgin Islands) care of Questside Management Ltd, 41 The Broadway, Joel Street, Northwood HA6 1NZ.

2 (27.04.2017) The price stated to have been paid on 30 March 2017 was £4,805,000.

3 (27.04.2017) The Transfer to the proprietor contains a covenant to observe and perform the covenants by the landlord contained in the lease dated 28 September 1984 referred to in the Charges Register and of indemnity in respect thereof.

4 (26.04.2018) 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 23 April 2018 in favour of Bank Of Singapore Limited 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 An Agreement dated 30 September 1977 made between (1) Wimborne District Council and (2) Arthur Oakes Developments (Wimborne) Limited pursuant to Section 52 of the Town and Country Planning Act 1971 and Section 126 of the Housing Act 1974 contains covenants provisions and conditions relating to the development of the land in this title and other land.

NOTE: Copy filed.

2 The land is subject to the following rights reserved by a Conveyance of the land in this title dated 30 September 1977 made between (1) Arthur Oakes Developments (Wimborne) Limited (Vendor) and (2) Safeway Food Stores Limited (Purchaser):-

"There is excepted and reserved to the Vendor and the owners and occupiers for the time being of the Retained Land and all other persons now or hereafter similarly entitled

(a) The free passage and running of water and electricity in and by through all Services which are now in over or under the Property to and from the Retained Land

(b) The right of way with or without vehicles over the land shown hatched brown on Plan Number 2 and a right of way on foot only over the land shown coloured yellow and yellow hatched brown on Plan Number 2 for the purpose of access to and egress from the Retained Land and any

C: Charges Register continued

adjoining or neighbouring land outside the Retained Land owned by the Vendor now or within the period of 80 years from the date hereof or such further period (if any) permitted by law."

NOTE: The land hatched brown referred to is cross-hatched mauve on the title plan. The land coloured yellow referred to is hatched blue on the title plan. The land coloured yellow hatched brown referred to is tinted mauve on the title plan.

3 Lease dated 28 September 1984 to Safeway Food Stores Limited for 50 years from 28 September 1984 at the rent of £106,000 subject to review.

NOTE 1: The lease grants rights in respect of water and soil, gas electricity and other services, rights of entry, rights of way and rights of user of a parking space

NOTE 2: Lessee's title registered under DT119552.

4 (26.04.2018) REGISTERED CHARGE dated 23 April 2018 affecting also other titles.

NOTE: Charge reference DT119551.

5 (26.04.2018) Proprietor: BANK OF SINGAPORE LIMITED (incorporated in Singapore) of 63 Market Street, #22-00 Bank Of Singapore Centre, Singapore, 048942.

6 (26.04.2018) The proprietor of the Charge dated 23 April 2018 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

HM Land Registry
Official copy of title plan

Title number **DT119551**
Ordnance Survey map reference **SZ0199NW**
Scale **1:1250**
Administrative area **Dorset**

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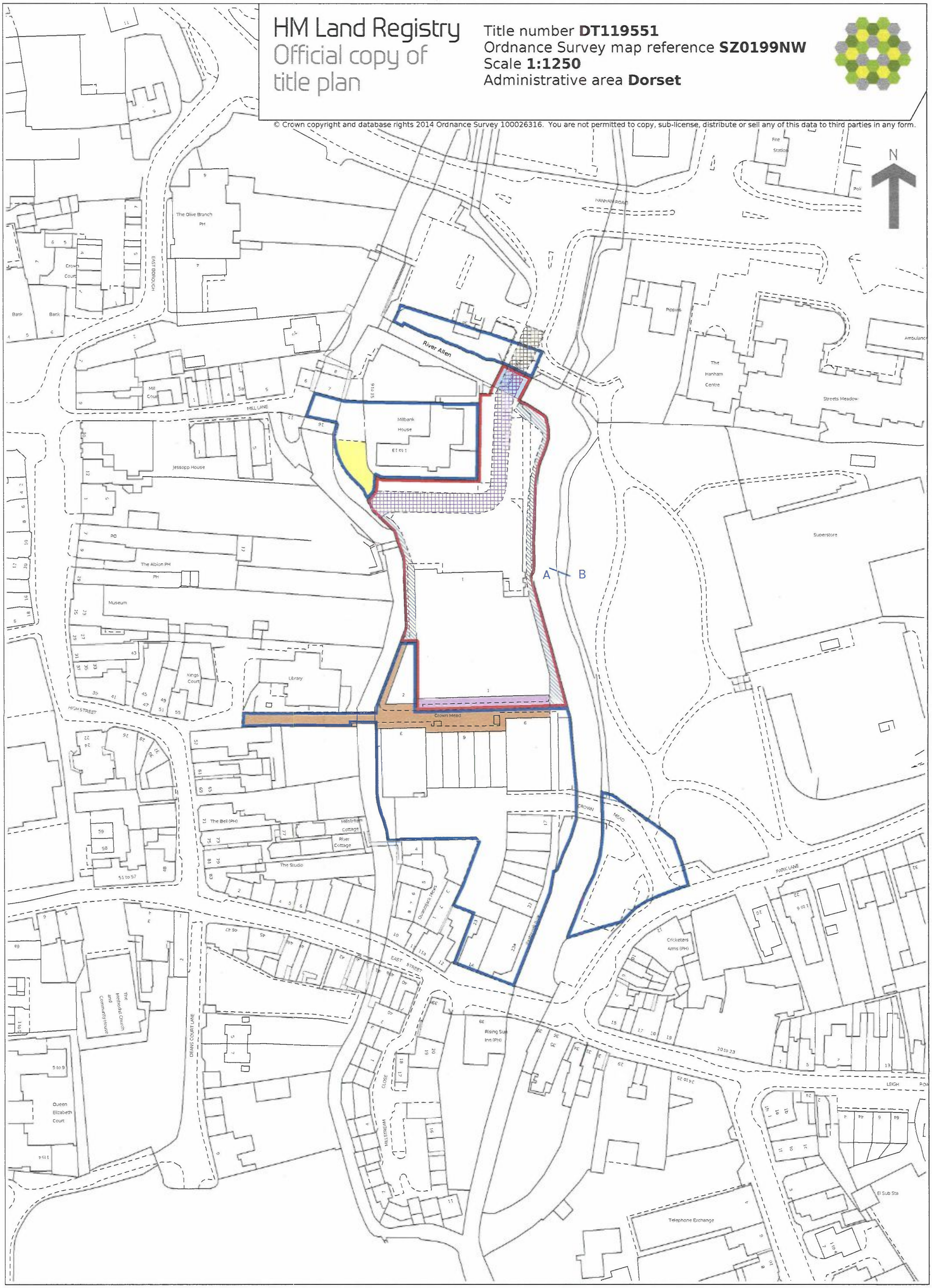

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HM Land Registry

Official copy of register of title

Title number DT81539 | Edition date 02.05.2019

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- Issued on 04 Nov 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 (07.07.1981) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land and buildings at Crown Mead, Wimborne.

NOTE: As to the part tinted blue and hatched mauve on the title plan only the bridge is included in the title.

2 The land edged and numbered 19 in blue on the filed plan has the benefit of the following rights granted by the Conveyance dated 1 August 1953 referred to in the Charges Register:-

"TOGETHER with a right of way for the Purchaser and his tenants servants or workmen at all times (in common with all other persons duly authorised in that behalf) to pass and repass over the road leading from High Street Wimborne aforesaid to the south west corner of the property hereby conveyed such road being shown and coloured blue on the said plan (which road is Eleven feet in width measuring from the wall of the premises adjoining) either with or without horses and carriages and either loaded or unloaded but such right of way as aforesaid is not to extent to the right of loading or unloading on the said road or any part thereof or to the leaving or depositing of any cart carriage or goods or any matter or thing on the said road".

NOTE: The road coloured blue referred to is edged and numbered 16 in brown on the filed plan.

3 The land has the benefit of the following rights reserved by the Conveyance dated 30 September 1977 referred to in the Charges Register:-

"There is excepted and reserved to the Vendor and the owners and occupiers for the time being of the Retained Land and all other persons now or hereafter similarly entitled

(a) The free passage and running of water and electricity in and by through all Services which are now in over or under the Property to and from the Retained Land

(b) The right of way with or without vehicles over the land shown

A: Property Register continued

hatched brown on Plan Number 2 and a right of way on foot only over the land shown coloured yellow and yellow hatched brown on the Plan Number 2 for the purpose of access to and egress from the Retained Land and any adjoining or neighbouring land outside the Retained Land owned by the Vendor now or within the period of 80 years from the date hereof or such further period (if any) permitted by law".

NOTE: The land in this title forms part of the retained land referred to. The property referred to is edged and numbered 10 in blue on the filed plan. The land hatched brown referred to is tinted brown on the filed plan. The land coloured yellow and yellow hatched brown referred to is hatched yellow on the filed plan.

4 The land has the benefit of the following rights granted by a Deed of Grant dated 30 September 1977 made between (1) Wimborne District Council (Grantor) and (2) Arthur Oakes Developments (Wimborne) Limited (Grantee):-

"In consideration of the covenant on the part of the Grantee hereinafter contained the Grantor as beneficial owner hereby grants unto the Grantee full right of liberty for the Grantees and its successors in title the owners and occupiers for the time being of the Second Land or any part thereof and its respective servants and licensees (in common with the Grantor and all others having a like right) at all times and for all purposes to pass and repass over and along the First Land to hold the said right of way unto the Grantee in fee simple".

NOTE: The land in this title forms part of the second land referred to. The first land referred to is edged and numbered 11 in blue on the filed plan.

5 The land has the benefit of the following rights granted by a Deed of Grant dated 17 January 1980 made between (1) Ernest Hatton Chapman and Florence Louisa Brown (Owners) (2) Arthur Oakes Developments (3) Limited (first Grantee) and (4) Safeway Food Stores Limited (second Grantee):-

"The Owners as Personal Representatives of the said Sir Henry Phelips Hanham Baronet deceased hereby grant unto each of them the First Grantee and the Second Grantee:

(1) Full right and liberty for the First Grantee and the Second Grantee and their respective successors in title the Owners and Occupiers of the properties shown on the said map and thereon edged blue and orange their respective servants and licensees to construct a sewer or drain between the points marked "A" and "B" indicated by a red line on the said map (provided that the same shall be laid within the period of twenty-one years from the date hereof which shall be the perpetuity period applicable hereto) for the passage or conveyance of water and soil from the said properties edged blue and orange on the said map but not for other purpose whatsoever:

(2) Full right and liberty for the purpose aforesaid but not for any other purpose whatsoever to make and for ever hereafter to repair and maintain all such connections with the said sewer or drain at the point marked "B" on the said map as may be reasonable and proper in that behalf making good nevertheless at its own expense all damage or disturbance which may be caused to the surface of the said piece of land edged green on the said map in carrying out such connections repairs or maintenance:

(3) Full right and liberty for the purpose of making repairing and maintaining such connections as aforesaid but not for any other purpose whatsoever to enter upon and break up the said piece of land edged green on the said map".

NOTE: The land edged blue referred to includes the land in this title and other land. The land edged orange referred to is edged and numbered 10 in blue on the filed plan. The red line between the points A and B referred to is shown by a brown broken line and the points A and B are reproduced on the filed plan. The land edged green referred to lies to the east of the land in this title and the land shown by a

A: Property Register continued

brown broken line and points A and B mentioned above.

6 The land has the benefit of the following rights granted by the Conveyance dated 29 September 1980 referred to in the Charges Register:-

"TOGETHER WITH for the Purchaser and its successors in title the owners and occupiers for the time being of the Development and their tenants servants agents licensees and invitees

(i) The free passage and running of water soil electricity and telephone to and from the Development in or through all sewers drains channels pipes water-courses wires access chambers cables and mains ("the Services") now passing through along or under all other parts of the land shown edged green on Plan No 1 annexed hereto ("the Retained Land")

(ii) The free right and liberty of entering upon such other parts of the Retained Land as may be necessary for the purpose of maintaining any Services which serve the Development the person or persons exercising such right of entry making good all damage caused thereby Provided That such rights shall exist only until such time as the Local or other competent Authority shall make any provision for the maintenance of any such Services

(iii) The right of way with or without vehicles over the land shown coloured brown on the said Plan No 2 for the purpose of access to and egress from the Development"

NOTE: The retained land referred to is edged and numbered 12, 13, 14 and 15 in blue on the filed plan. The land coloured brown referred to and the land coloured yellow referred to are tinted yellow and hatched brown respectively on the filed plan.

7 The Conveyance dated 29 September 1980 referred to above also contains the following covenants:-

"THE Purchaser HEREBY COVENANTS with the Vendor for the benefit of the Retained Land (as hereinafter defined) and each and every part thereof that the Purchaser and its successors in title will pay to the Vendor or its successors in title will pay to the Vendor or its successors in title a fair proportion of the costs of repair maintenance and renewal of the land shown coloured brown and the land shown coloured yellow on Plan No 2 annexed hereto such proportion in the event of dispute to be determined by a Surveyor appointed in default of agreement by the president for the time being of the Royal Institute of Chartered Surveyors on the application of either party

.....
..

THE Vendor HEREBY COVENANTS with the Purchaser and its successors in title that it will repair maintain and renew the services now in over or under the Retained Land insofar as they serve the Property and also the right of way on the land coloured brown and yellow on the said Plan No 2 and any other rights of way over land now belonging to the Vendor granted to the Purchaser hereby"

8 The land edged and numbered in green on the filed plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

9 The land has the benefit of the following rights reserved by the Transfer dated 18 February 1986 referred to in the Charges Register:-

"EXCEPTING AND RESERVING for the benefit of the Retained Property (to the extent that the same of any part thereof is capable of exercising or benefiting from the same):

(a) The rights to vertical horizontal and subjacent support shelter and protection from the Property and the right to enter upon the Property or any part thereof at any time by prior notice (save in the case of emergency when no notice shall be required) for the purposes of inspecting and repairing the Retained Property and (in default of the

A: Property Register continued

Purchaser so doing) effecting repairs to the Property as are essential to maintain the rights hereby accepted

(b) The non-exclusive rights to the free and uninterrupted passage and running of water soil electricity gas and other relevant material or energy sources to and from the Retained Property through and along the pipes wires cables and other conducting media as may now or within 80 years from the date hereof be laid on or over or under the property together with the right to enter upon the Property or such part thereof as shall be requisite for the purposes of inspecting and repairing and replacing the same the party in the exercise of these rights causing as little inconvenience as possible and also making good any damage so occasioned.

(c) The full right and liberty for the Vendor in its absolute discretion to deal as it may think fit with the Retained Property or any part thereof (making good any damage thereby caused to the Property) and to erect thereon any buildings whatsoever and to make the alterations and to carry out any demolition rebuilding or other works which it may think fit or desire to do whether such buildings alterations or works shall or may affect or diminish the light or air which may now or at any time hereafter be enjoyed by the Property and the purchaser shall permit such works to continue without interference or objection".

NOTE: The Retained Land referred to is the land remaining in this title.

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 (27.01.2012) PROPRIETOR: CAREY PENSION TRUSTEES UK LIMITED (Co. Regn. No. 06884410) of Lakeside, Shirwell Crescent, Furzton, Milton Keynes MK4 1GA as trustee of the Carey Pension Scheme - Lewis Syndicate 27(G0594) and NOVA CROWNMEAD 27 LLP (LLP Regn. No. OC369336) of 41 Commercial Road, Poole, Dorset BH14 0HU.

2 (27.01.2012) The price stated to have been paid on 13 January 2012 was £2,825,000.

3 (27.01.2012) 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.

4 (27.01.2012) RESTRICTION: No disposition by the proprietors of the registered estate is to be registered unless one or more of them makes a statutory declaration or statement of truth, or their conveyancer gives a certificate, that the disposition is in accordance with the Co-Ownership Agreement dated 13 January 2012 made betwen (1) Carey Pension Trustees UK Limited and (2) Nova Crownmead 27 LLP or some variation thereof referred to in the declaration, statement or certificate.

NOTE: Copy Agreement filed.

5 (27.01.2012) 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.

6 (27.01.2012) The Transfer to the proprietor contains a covenant to observe and perform the covenants by the landlord contained in the leases referred to in the Schedule of Notices of Leases and of indemnity in respect thereof.

7 (27.01.2012) RESTRICTION: No disposition 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 written consent signed

B: Proprietorship Register continued

by the proprietor for the time being of the Charge dated 13 January 2012 in favour of National Westminster Bank Plc referred to in the Charges Register.

8 (13.06.2013) The address for service of Carey Pension Trustees UK Limited has been changed.

C: Charges Register

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

1 By a Conveyance dated 1 August 1953 made between (1) Frederick Walter Lambourne (Vendor) and (2) Gilbert Hume Crowther (Purchaser) the land edged and numbered 19 in blue on the filed plan was conveyed subject to all rights of way then existing over and upon the same.

2 The land edged and numbered 17 in blue on the filed plan is subject to the following rights reserved and rights granted by a Conveyance thereof dated 25 May 1973 made between (1) Sir Henry Phelips Hanham (Vendor) and (2) Ottilia Investments Limited (Purchaser):-

"2. There is excepted and reserved in fee simple to the Vendor and his successors in title the owners and occupiers for the time being of all or any part of the Vendor's adjoining land known as the Cricket Field and the land shown pink on the plan annexed hereto and his or their respective servants and licensees full and free right for the Vendor and his successors in title the owners or occupiers for the time being of the Vendor's said land and premises or any part thereof and their respective servants and licensees (in common with all others having the like right) at all times hereafter by day or night to pass and repass with or without vehicles of any description over the access roads to be constructed by the Purchaser in accordance with the provisions of Clause 3 hereof.

3. The purchaser hereby covenants with the vendor as follows (1) that it will allocate sufficient land from the land hereby conveyed and from its adjacent property to enable access roads to be constructed thereon leading from Park Lane (a) to the boundary of the vendors adjoining land marked as "Cricket Field" on the plan annexed hereto in the approximate position marked A to B thereon and (b) to the Western Boundary of the said land of the purchaser in such reasonable positions and of such widths as shall be approved by the Vendor or his agent on his behalf and the purchaser or the purchaser's successors in title shall at its or their expense within five years from the date hereof construct such roads to a standard required by the Local Authority and to the satisfaction of the Vendor.

.....
..

The purchaser hereby grants unto the vendor and his successors in title the owners and occupiers for the time being of the property or any part thereof as shown coloured pink on the plan annexed hereto and his or their respective servants and licensees the full right and liberty to pass and repass for all purposes connected with the use and enjoyment of the aforementioned property or any part thereof but not for any other purpose whatsoever with or without vehicles of any description over and along the said intended roads to be made hereafter but not later then the expiration of the period of twenty-one years from the date hereof which period shall be the perpetuity period applicable hereto".

NOTE: The land shown pink referred to is edged and numbered 18 in blue on the filed plan. The positions marked A and B referred to are shown by points C and D respectively on the filed plan.

3 The land is subject to the following rights granted by a Conveyance of the land edged and numbered 10 in blue on the filed plan dated 30 September 1977 made between (1) Arthur Oakes Developments (Wimborne) Limited (Vendor) and (2) Safeway Foodstores Limited (Purchaser):-

"TOGETHER WITH for the Purchaser and its successors in title the owners

C: Charges Register continued

and occupiers for the time being of the Property and their tenants servants agents licencees and invitees

(i) the free passage and running of water soil electricity and telephone to and from the Property in or through all sewers drains channels pipes watercourses wires access chambers cables and mains (hereafter called "the Services") now passing through along and under the other parts of the Retained Land

(ii) the free right and liberty without making any payment therefor of entering upon such other parts of Retained Land as may be necessary for the purpose of maintaining any Services which serve the Property the person or persons exercising such right of entry making good all damage caused thereby Provided That such right shall exist only until such time as the Local or other competent authority shall make any provision for the maintenance of any such Services

(iii) ..... a right of way on foot only over the land shown coloured green on Plan Number 2 for the purpose of access to and egress from the Property".

NOTE: The land coloured green referred to is tinted mauve on the filed plan.

4 An Agreement dated 30 September 1977 made between (1) Wimborne District Council and (2) Arthur Oakes Developments (Wimborne) Limited pursuant to Section 52 of the Town and County Planning Act 1971 and Section 126 of the Housing Act 1974 contains covenants provisions and conditions relating to the development of the land in this title and other land.

NOTE 1: The filed copy is part incomplete.

NOTE 2: Copy filed.

5 The land is subject to the following rights granted by a Deed of Grant dated 25 June 1980 made between (1) Arthur Oakes Developments (2) Limited (2) Twentieth Century Banking Corporation and (3) The Southern Electricity Board:-

"HEREBY GRANTS unto the Board and the Bank as mortgagee hereby releases and confirms unto the Board FULL RIGHT AND LIBERTY for the Board to lay use and thereafter from time to time inspect maintain repair renew replace relay supplement and remove underground electric cables for the transmission and distribution of electricity and the necessary ducts pipes and other apparatus appurtenant thereto (hereinafter referred to as "the electric cables") in and under the Land in the position shown (as near as may be) coloured green on the plan annexed hereto Together with FULL RIGHT AND LIBERTY for the Board and all persons authorised by them from time to time and at all reasonable times hereafter to enter upon the land with or without vehicles and equipment for all or any of the purposes aforesaid and to break up and excavate so much of the said land coloured green as may from time to time be necessary".

NOTE: The land coloured green referred to is shown by a blue broken line on the filed plan so far as it affects the land in this title.

6 The Deed dated 25 June 1980 referred to above also contains the following covenants:-

"THE Grantor with intent to bind the Land into whosesover hands the same may come and for the benefit and protection of the Board's statutory electricity undertaking and the electric cables HEREBY COVENANTS with the Board that the Grantor and those deriving title under it will not at any time hereafter do or permit of suffer to be done anything upon the land may cause damage to the electric cables or interfere with or pervent the free access thereto by the Board"

7 The land is subject to the following rights granted by a Conveyance of the land edged and numbered 20 in blue on the filed plan dated 5 August 1980 made between (1) Donald Brampton Stevens and Philip Adrian Stevens (Vendors) and (2) Arthur Oakes Developments(2) Limited (Purchaser):-

"THE Purchaser hereby grants to the Vendors and their successors in title and assigns for the benefit of the property known as 10 East

C: Charges Register continued

Street Wimborne aforesaid a right of way on foot and for private motor vehicles for the purpose of access to and egress from the said property No 10 East Street aforesaid through the land hereby conveyed and the adjoining land of the purchasers from Park Lane thence to East Street Wimborne aforesaid to the rear of property known as 10 East Street Wimborne aforesaid and the Purchaser hereby covenants with the Vendors and their successors in title and assigns to maintain such right of way subject to the Vendors making a reasonable contribution to the cost of such maintenance and it is hereby agreed that in the absence of agreement the amount of such contribution shall be settled by reference to an independent Arbitrator whose decision shall be binding on both parties"

8 The land is subject to the following rights reserved by a Conveyance of the land in this title dated 29 September 1980 made between (1) Arthur Oakes Developments and (2) Limited (Vendor) (2) Possfund Trustees Limited (Purchaser):-

"There is excepted and reserved to the Vendor and the owners and the occupiers for the time being of the Retained Land and all persons now or hereafter similarly entitled

(a) The free passage and running of water gas and electricity in by and through all Services which are now in over or under the Development to and from the Retained Land and any adjoining or neighbouring land outside the Retained Land and the Development which may be owned by the Vendor now or within a period of 80 years from the date hereof or such further period (if any) permitted by law

(b) The right of way with or without vehicles over the land shown coloured blue on Plan 2 and the right of way on foot only over the land shown coloured green on Plan 2 for the purpose of access to and egress from the retained land and any adjoining or neighbouring land outside the retained land and the development which may be owned by the Vendor now or within a period of 80 years from the date hereof or such further period (if any) permitted by law."

NOTE: The land coloured blue referred to is tinted pink and tinted blue on the filed plan. The land coloured green referred to is tinted mauve, hatched mauve and hatched blue on the filed plan.

9 The Conveyance dated 29 September 1980 referred to above contains the following covenants:-

"The Purchaser HEREBY COVENANTS with the Vendor and its successors in title for the benefit of the Retained Land that it will repair maintain and renew the services now in over or under the property and also the rights of way on the land coloured green and coloured blue on the said Plan No 2 subject always to the Vendor or its successors in title paying their proper proportion of the costs and such repair maintenance and renewal as provided herein.

.....
..

THE Vendor HEREBY COVENANTS with the Purchaser for the benefit of the Property that the Vendor and its successors in title will pay to the Purchaser or its successors in title will pay to the Purchaser or its successors in title a fair proportion of the costs of repair maintenance and renewal of the services which are now in over or under the Property and with regard to the land coloured green and the land coloured blue on the said Plan No 2 such proportion in the event of dispute to be determined by a surveyor appointed in default of agreement by the President for the time being of the Royal Institute of Chartered Surveyors on the application of either party"

10 The land is subject to the following rights granted by a Conveyance of the land edged and numbered 21 in blue on the filed plan dated 29 September 1980 made between (1) Daisy May Channing (Vendor) and (2) Arthur Oakes Developments (2) Limited (Purchaser):-

"THE Purchaser hereby grants to the Vendor a right of way at all times on foot and with private motor vehicles for the purposes of delivering

C: Charges Register continued

goods to and for parking on access to and egress from that adjoining land retained by the Vendor to Park Lane Wimborne aforesaid over the land hereby conveyed and such of the Purchasers adjoining land as is required for the purpose of exercising such right of access SUBJECT TO the Vendor contributing on demand a reasonable proportion of the cost of maintaining repairing and renewing such access area as specified by the Purchaser and to successors in title PROVIDED THAT if any dispute should arise as to the amount of such contribution or cost such dispute shall be determined by a single Arbitrator to be agreed between the parties and failing agreement by a single Arbitrator appointed by the President for the time being of the Royal Institute of Chartered Surveyors in accordance with the Arbitration Act 1950 or any statutory re-enactment or modification thereof for the time being in force"

11 The land is subject to the following rights granted by a Deed of Grant dated 27 October 1980 made between (1) Possfund Trustees Limited (Purchaser) and (2) Arthur Oakes Developments(2) Limited (Vendor) made supplemental to the Conveyance dated 29 September 1980 referred to above:-

"The Purchaser HEREBY GRANTS unto the Vendor the following rights over the land conveyed by the said conveyance and terms referred to herein shall have the same meanings as in the said conveyance

1. The free and uninterrupted passage of water soil gas and electricity through the Services which are now or may at any time within a period ("the perpetuity period") of eighty years from the date hereof or such further period (if any) permitted by law be in on under or passing through or over the Development to and from the Retained Land and any adjoining or neighbouring land outside the Retained Land and the Development which may be owned by the Vendor now or within the perpetuity period with the right to construct and maintain new services for the benefit of the Retained Land or any said adjoining or neighbouring land the right to repair maintain and renew such existing and new services and the right at any time but (except in emergency) after giving reasonable notice to go onto the Development in the exercise of such rights the person exercising such rights making good any damage caused to the Development and provided always there is no interference with the rights of the occupational tenants of the Development

2. The right to build and rebuild or execute any other works upon any said adjoining or neighbouring land in such manner as the Vendor or the persons exercising such right may think fit notwithstanding any interferences with the enjoyment of light or air to or in respect of the Development provided always that the Vendor or other the person exercising the right shall first give notice of its intention to build or rebuild or execute other works hereunder

3. The right at any time but (except in an emergency) after giving reasonable prior notice to go on to the Development in order to carry out work upon the Retained Land or any said adjoining or neighbouring premises provided there is no interference with the rights of the occupational tenants of the Development."

12 The land is subject to the following rights granted by a Transfer of the land edged and numbered DT136686 in green on the filed plan dated 18 February 1986 made between (1) Everyfield Limited and N.H. Finance (Piccadilly) Limited (Vendor) and (2) R.E. Bath Travel Service Limited and others (Purchasers):-

"TOGETHER WITH:

(a) The right to vertical horizontal and subjacent support shelter and protection from any structure presently affording the same and comprised in the above-mentioned Title number ("the Retained Property") and the right (so far as the Vendor can grant the same) to enter upon such structure at any time by prior notice (save in the case of emergency when no notice shall be required) for the purpose of inspecting and repairing the Property and (in default of any adjoining owner so doing effecting repairs to such structure as are essential to maintain the rights hereby granted the party in the exercise of these rights causing as little inconvenience as possible and forthwith making

C: Charges Register continued

good any damage so occasioned

(b) The non-exclusive rights (so far as the Vendor is able to grant the same) for the free and uninterrupted passage and running of water soil electricity and gas and other relevant materials or energy sources to and from the Property through and along the pipes wires cables and other conducting media as may now or within 80 years from the date hereof be laid on or over or under the Retained Property together with the rights (so far as the Vendor can grant the same) to enter upon the Retained Property or such part thereof as shall be requisite for the purposes of inspecting repairing or replacing the same the party in the exercise of these rights causing as little inconvenience as possible and forthwith making good any damage so occasioned

(c) The non-exclusive right of way by appropriate means at all times over and along such service areas and other access ways and passage ways presently or hereafter and from time to time intended to afford access to and egress from the property subject to:

(i) The Purchaser and successors in title and assigns of the Purchaser contributing from time to time on demand a reasonable proportion of the expenses incurred or to be incurred in the maintaining cleansing lighting managing repairing and renewal of the same and proportion to be conclusively determined by such surveyor for the time being of the Vendor and

(ii) The observance by the Purchaser and all parties claiming through the purchaser of such regulations as to the manner of exercise of the rights hereby granted as the Vendor may from time to time in writing prescribe"

13 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.

14 (27.01.2012) REGISTERED CHARGE dated 13 January 2012.

15 (27.01.2012) Proprietor: NATIONAL WESTMINSTER BANK PLC (Co. Regn. No. 929027) of Credit Documentation, PO Box 339, Manchester M60 2AH.

16 (04.03.2016) The land is subject to the rights granted by a Deed of Easement dated 2 March 2016 made between (1) Carey Pension Trustees UK Limited and Nova Crownmead 27 LLP and (2) ESJA Newbuild Limited.

NOTE: Copy filed.

17 (27.10.2016) By a Deed of Rectification dated 19 October 2016 made between (1) Carey Pension Trustees UK Limited and Nova Crownmead 27 LLP , (2) ESJA Newbuild Limited and (3) ESJA Properties Limited the Deed of Easement dated 2 March 2016 referred to above was rectified by the addition of a further party thereto.

NOTE: Copy filed.

Schedule of notices of leases

1	15.03.2007 4:5:6:7:8	Units 4,5,6,7 and 8 Crown Mead Shopping Centre	16.02.2007 25 years from 16.2.2007	DT349329
	NOTE: The lease contains a right of pre-emption			
2	12.09.2007 3	Unit 3 Crown Mead Shopping Centre	10.08.2007 From 10.8.2007 to 15.2.2032	DT354781
	NOTE: The lease contains a right of pre-emption			
3	21.03.2016 9	Unit 9 Crown Mead	14.03.2016 Beginning on and including 14.3.2016 and ending on and including 13.3.2021	

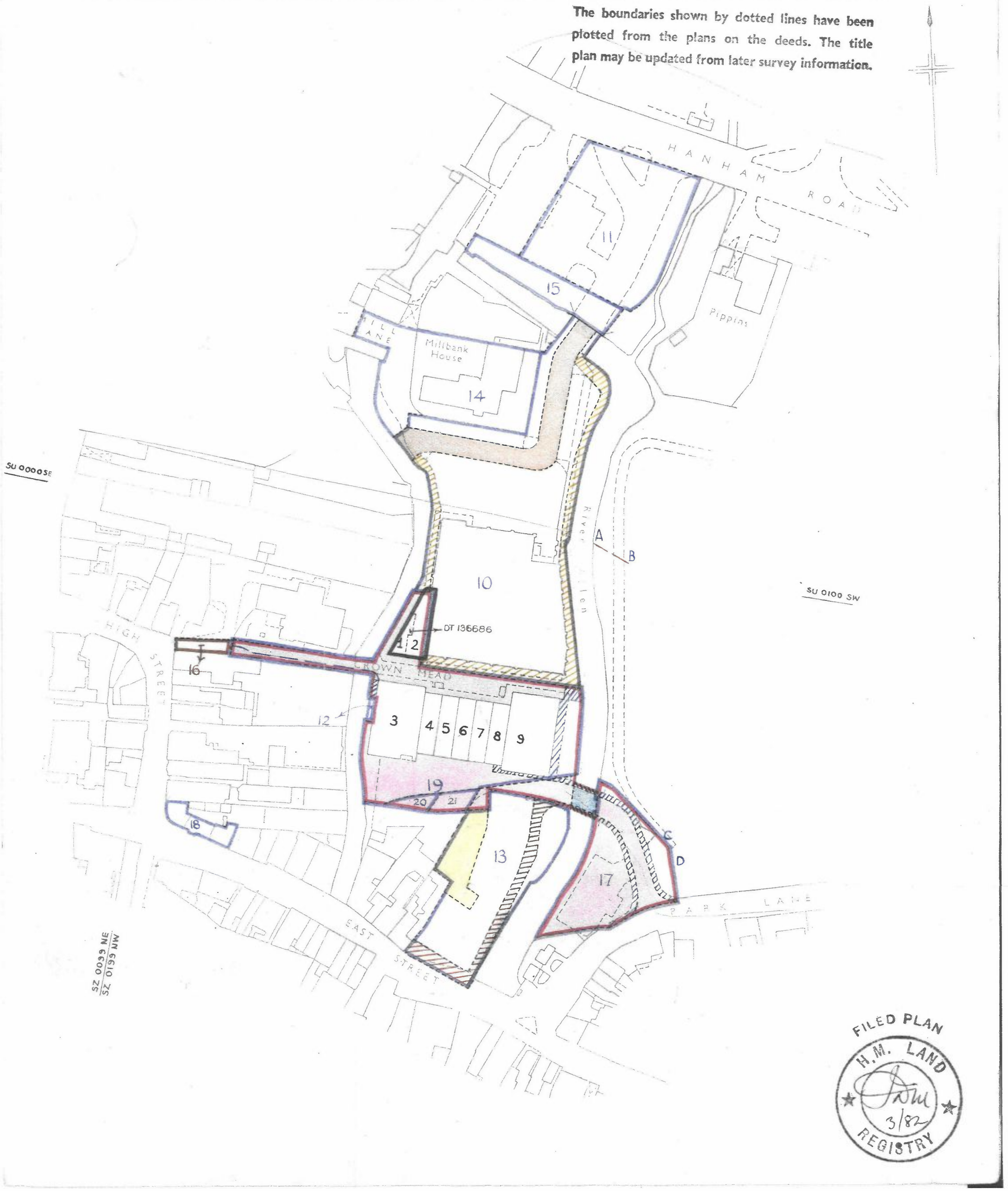
End of register

H.M. LAND REGISTRY

TITLE NUMBER
DT 81539

ORDNANCE SURVEY PLAN REFERENCE	SZ 0199 , SU 0100 , SU 0000	Scale 1/1250
COUNTY DORSET	DISTRICT WIMBORNE	© Crown copyright 19

The boundaries shown by dotted lines have been plotted from the plans on the deeds. The title plan may be updated from later survey information.



FILED PLAN
H.M. LAND REGISTRY
3/82

This official copy is incomplete without the preceding notes page.

HM Land Registry

Official copy of register of title

Title number DT181496 | Edition date 01.05.2019

- This official copy shows the entries on the register of title on 04 NOV 2019 at 11:36:06.
- 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 04 Nov 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 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 6, 7, 8, 14a, 16 and 17 Mill Lane, Wimborne Minster.

NOTE: As to the part hatched yellow on the title plan the roadway and airspace below the first floor level are excluded from the title.

2 A Conveyance of the land tinted pink on the filed plan and other land dated 1 June 1959 made between (1) Boots Cash Chemists (Southern) Limited (Vendors) and (2) Horace Lett Slocock (Purchaser) contains the following provision:-

"IT IS hereby agreed and declared that the Purchaser shall not become entitled to any easement or right of light or air or other easement or right which would restrict or interfere with the free use of the adjoining or neighbouring land of the Vendors or any persons deriving title under them for building or any other purposes"

3 The land has the benefit of the following rights granted by but is subject to the following rights reserved by a Transfer of the land in this title and other land dated 19 March 1990 made between (1) Horace Lett Slocock (Transferor) and (2) Colin Christopher Wilson and Christopher Slocock (Trustees) as varied by a Deed dated 20 March 1990 made beteen the same parties:-

"There are granted to the Trustees and their successors in title as appurtenant to the land hereby transferred the easements and rights specified in the Third Schedule hereto

THE THIRD SCHEDULE

The right for the Trustees in common with the Transferor and all other persons who have or may have a like right

(1) At all times and for all usual and reasonable purposes to go and return with or without motor vehicles and other vehicles over and along the roads and footpath of the Retained Land PROVIDED ALWAYS that such right is restricted to pedestrian rights only over such parts of the said roads and footpaths as are not intended for vehicular use

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

A: Property Register continued

(2) To take water electricity gas and other appropriate services and to passage of water and soil through the pipes cables sewers and drains and other conducting media now laid (or to be laid within the perpetuity period applicable hereto of 80 years from the 19th March 1990)

(3) To enter the Retained Land for the purpose of:-

i) laying maintaining replacing and inspecting the said pipes cables sewers and drains and other conducting media

ii) renewing repairing and inspecting the facing walls of any property or other structure which may be built as the boundary of the land hereby transferred and the Retained Land

Provided that the Trustees make good all damage which may be done in the exercise of such powers specified in this sub-clause at their own cost and without unnecessary delay

(4) The right of support and protection for the land hereby transferred as now enjoyed from the Retained Land

There are reserved to the Transferor and his successors in title as appurtenant to the land remaining in Title Numbers DT151868 DT173265 and shown edged green on the accompanying plan and the road/pathway under Unit 14A (all of which is hereinafter called "the retained land") the easements and rights specified in the Second Schedule hereto

THE SECOND SCHEDULE

The right for the Transferor and his successors in title:-

(1) To enter the land hereby transferred for the purposes of renewing repairing and inspecting the facing walls of any property or other structure which may be built on the boundary of the land hereby transferred and the Retained Land

Provided that the Transferor makes good all damage which may be done in the exercise of such powers specified in the sub-clause at his own cost and without unnecessary delay.

4 The land has the benefit of the following rights reserved by but is subject to the following rights granted by a Transfer of the land adjoining the western boundary of the land tinted yellow tinted blue and tinted pink in this title dated 14 June 1993 made between (1) Colin Christopher Wilson, Geoffrey Bernard Slocock and Christopher John Slocock (Transferors) and (2) Christopher John Slocock and Yayu Rini Slocock (Transferee):-

"The Land is transferred together with a right for the Transferee and his successors in title to use any pipes wires or cables serving the Land which now are nor may within a period of 80 years of the date hereof be on under or over the land coloured purple on the Plan (the Purple Land) the remaining land in title number DT151868 and the land in the title number DT181496 (the Adjoining Land) together with the right for the Transferee and his successors in title his or their employees or agents to enter upon the Purple Land and the Adjoining Land for the purpose of inspecting repairing maintaining replacing or laying such pipes wires or cables as or may be required fo serve the Land and the said Colin Christopher Wilson and the said Christopher John Slocock (the Trustees) as the registered proprietors of the Adjoining Land hereby grant consent and confirm the rights so far as they relate to the Adjoining Land

There is reserved to the Transferors and their successors in title for the benefit of The Adjoining Land a right of way at all times but on foot only over the land coloured yellow on the Plan (the Yellow Land) to and from the Purple Land and all the remainder of the Adjoining land but not so as to inhibit the right of the Transferee and his successors in title to park vehicles or otherwise to make use of the Yellow Land without interfering with the reasonable user of such right of way together with the right for the owners of the time being of the

A: Property Register continued

adjoining Land to enter on foot over that part of the Yellow Land as is necessary for the purpose of inspection repair maintenance and replacement of the buildings on the Adjoining Land together with the right to bring onto and leave on the Yellow Land such plant and equipment as may be reasonably required for the purpose of such inspection repair maintenance or replacement but only for such period as may be reasonably necessary.

There is excepted and reserved to the Transferors for the benefit of the Adjoining Land a right to use any of the pipes wires or cables serving the Adjoining Land which now are or may within a period of 80 years of the date hereof be on under or over the Yellow Land together with the right for the Transferors and the owners of the time being of the Adjoining Land or their employees or agents to enter upon the Yellow Land together with the right for the Transferors and the owners of the time being of the Adjoining Land or their employees or agents to enter upon the Yellow Land for the purpose of inspecting repairing maintaining replacing or laying such pipes wires or cables as or may be required to serve the Adjoining Land.

A right to enter onto land granted by this Transfer may only be exercised if the person or persons so entering give reasonable written notice of their intention so to do (except in case of emergency) do as little damage as possible and make good all damage in fact caused.

Any dispute as to what is a "reasonable proportion" or what may be "reasonably required" under this Transfer shall be referred to an independant expert for determination. If the parties do not agree on the person to be appointed within 7 days of either party requiring such appointment the expert is to be appointed on the application of either party by the President for the time being of the Royal Institution of Chartered Surveyors. The expert shall afford both parties the opportunity of making written representations to him his decision shall be binding upon the parties and the costs of his determination shall be borne as he may direct."

NOTE: The land coloured yellow referred to is hatched mauve on the filed plan. The purple land referred to is hatched brown on the filed plan. The adjoining land referred to is the land in this title.

5 (30.03.2012) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

6 (30.03.2012) 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.

7 (30.03.2012) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and numbered DT384564 in green on the title plan and other land dated 14 February 2011 made between (1) Christopher John Slocock and Michael John Shutler and (2) Christopher John Slocock and Yayu Rini Slocock.

NOTE:-Copy filed under DT384564.

8 (30.03.2012) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and numbered DT384578 in green on the title plan and other land dated 14 February 2011 made between (1) Christopher John Slocock and Michael John Shutler and (2) Christopher John Slocock and Yayu Rini Slocock.

NOTE:-Copy filed under DT384578.

9 (30.03.2012) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and numbered DT393111 in green on the title plan dated 27 March 2012 made between (1) Christopher John Slocock and Michael John Shutler and (2) AJ Bell (Trustees) Limited and Christopher John Slocock.

NOTE: Copy filed under DT393111.

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 (10.04.2017) PROPRIETOR: CHRISTOPHER JOHN SLOCOCK and JEREMY FRANCIS MILLS of Mills Keep, Dorset House, 5 Church Street, Wimborne BH21 1JH.

2 (09.11.2010) 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 (10.04.2017) 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 The land hatched yellow on the filed plan is subject to rights of way.

2 A Conveyance of the land tinted yellow and hatched yellow on the filed plan and other land dated 19 July 1946 made between (1) Frederick Walter Lambourne (Vendor) and (2) Horace Lett Slocock (Purchaser) contains the following covenants:-

"THE Purchaser so as to bind the property hereby conveyed into whosesoever hands the same may come and for the benefit of the adjoining and neighbouring property of the Vendor shown and edged green on the said plan hereby further covenants with the Vendor that he the Purchaser and his successors in title will within one month from the date hereof brick up any apertures previously used as doors or windows in the south wall of the building known as The Town Brewery or Old Brewery and further will not instal or allow to be installed any windows or doors in the south wall of the said building known as The Town Brewery or in any new building to be erected on the site thereof".

NOTE 1: The land edged green referred to lies to the south of the land in

this title.

By a Deed dated 29 April 1988 made between (1) Benjamin McCartney (Covenantee) and (2) Horace Lett Slocock (Covenantor) the said covenants were expressed to be released in the following terms:-

"The Covenantees but only to the extent to which he has power so to do HEREBY RELEASES the Covenantor and his successors in title and the premises in the First Schedule hereto and every part or parts thereof from the covenants and all liability thereunder so far as the same are still subsisting and capable of being enforced

2. The Covenantee hereby covenants with the Covenantor that to the best of the Covenantee's knowledge and belief and notwithstanding anything (a) by him (save in respect of any leases granted by him and whether or not noted against the title DT127654 aforesaid) or (b) by any person through whom he derives title otherwise than by purchase for value done made executed or omitted or knowingly suffered or allowed the Covenantee has full power to release the Covenantor and his successors in title and the premises in the First Schedule from the covenants"

NOTE 2: The Covenants referred to are those in the aforesaid Conveyance referred to above

NOTE 3: The land tinted yellow and hatched yellow on the filed plan forms part of the premises in the First Schedule referred to.

3 The land tinted blue and hatched blue on the filed plan is subject to the following rights reserved by a Transfer thereof and other land

C: Charges Register continued

dated 3 July 1985 made between (1) Bandara Limited (Transferor) and (2) Benjamin McCartney (Transferee):-

"EXCEPT AND RESERVING unto the Transferor and its successors in title a right of way on foot only for all purposes at all times over and along the land shown coloured blue on the said plan"

NOTE: The land coloured blue referred to is tinted blue and hatched blue on the filed plan so far as it affects the land in this title.

4 The land tinted blue and hatched blue on the filed plan is subject to the following rights reserved by a Transfer thereof and other land dated 29 April 1988 made between (1) Benjamin McCartney (Transferor) and (2) Horace Slocock (Transferee):-

"Subject nevertheless to:-

.....

(b) All rights of way and support and other easements and all quasi easements rights and benefits of a similar nature now enjoyed or intended to be enjoyed both public and private affecting the same without any obligation on the part of the Transferor to define the same

There is excepted and reserved out of the transfer hereinbefore made in favour of the Transferor and bis successors in title the owner and occupier of all or any part of the land remaining within the above title (hereinafter called "the Retained Property") and each and every part thereof and any adjoining properties and all others having the like right or who may be granted the like right within the period of 80 years from the 25th day of March 1986 a right of way over the Property for all purposes both on foot and with vehicles to gain access to and egress from the Retained Property or any part thereof"

NOTE: The retained property referred to is land adjoining the east boundary thereof known as Millbank House.

5 The land tinted blue and hatched blue on the filed plan is subject to such rights of access and egress, passage of water, soil, gas, electricity, telephone, soil and other services and supplies rights of support, user of drives, accessways, paths and forecourt areas as are granted in leases of parts of adjoining Millbank House as may affect the said land tinted blue and hatched blue on the filed plan.

End of register

HM Land Registry
Official copy of title plan

Title number **DT181496**
Ordnance Survey map reference **SU0100SW**
Scale **1:1250**
Administrative area **Dorset**

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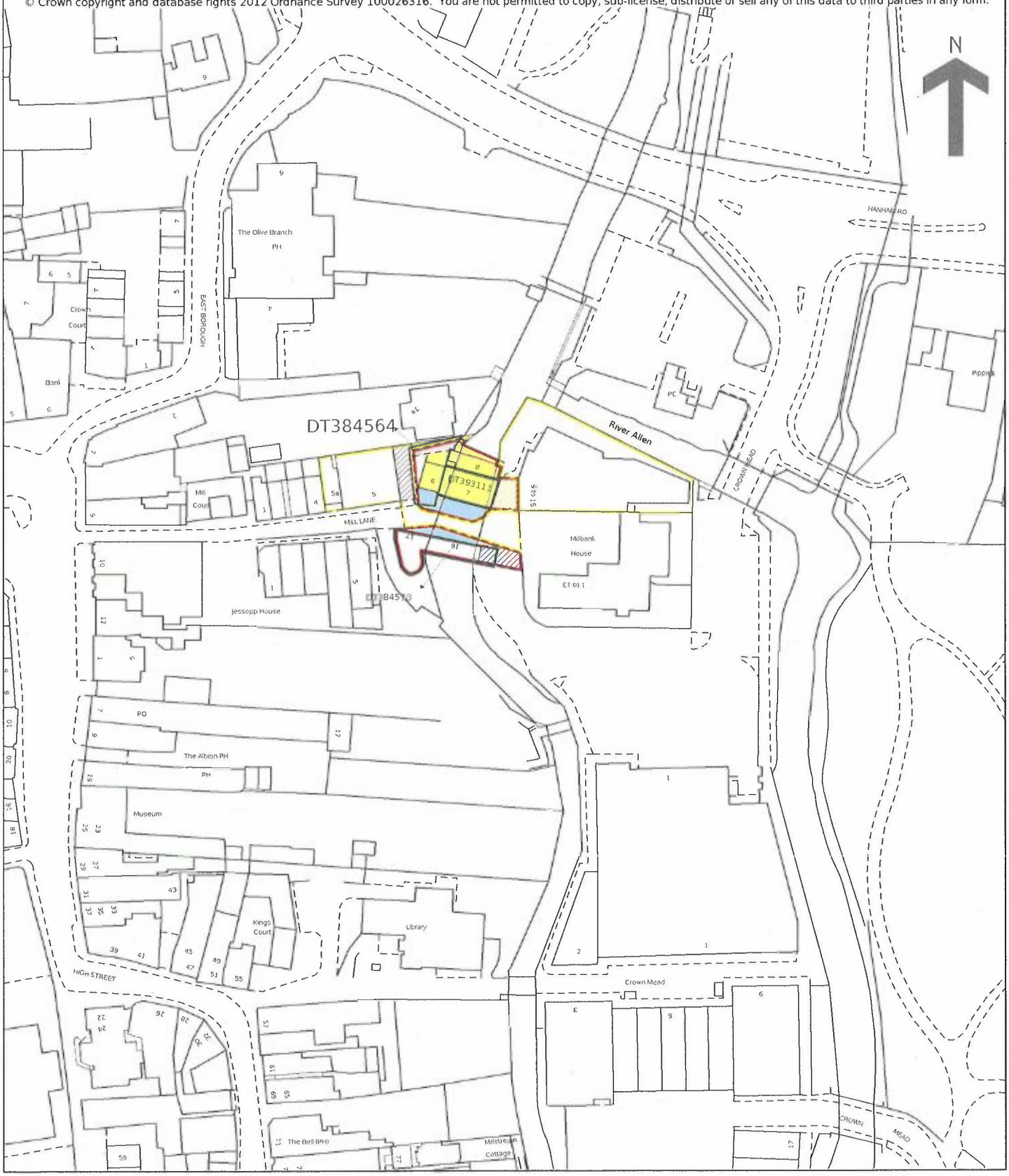

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Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 04 November 2019 shows the state of this title plan on 04 November 2019 at 11:36:06. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.
This title is dealt with by the HM Land Registry, Weymouth Office .

HM Land Registry

Official copy of register of title

Title number DT365600 | Edition date 01.05.2019

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A: Property Register

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

DORSET

1 (08.09.2008) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Wimborne Library, Crown Mead, Wimborne (BH21 1HH).

2 (08.09.2008) The Conveyance dated 5 December 1974 referred to in the Charges Register contains a provision as to light or air.

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 (08.09.2008) PROPRIETOR: DORSET COUNTY COUNCIL of Legal & Democratic Services, County Hall, Colliton Park, Dorchester, Dorset DT1 1XJ.

C: Charges Register

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

1 (08.09.2008) The land is subject to the rights contained in a Conveyance of the land in this title dated 5 December 1974 made between (1) Hilda Mary Coles and (2) The County Council Of Dorset.

NOTE: Copy filed.

2 (08.09.2008) The land is subject to the rights granted by a Deed dated 20 January 1981 made between (1) The County Council Of Dorset and (2) The Southern Electricity Board.

The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed.

Title number DT365600

End of register

HM Land Registry
Official copy of title plan

Title number **DT365600**
Ordnance Survey map reference **SZ0199NW**
Scale **1:1250**
Administrative area **Dorset**

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