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Official copy of register of title

Title number DT476843

Edition date 03.07.2023

- This official copy shows the entries on the register of title on 03 OCT 2024 at 12:48:21.
- 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 03 Oct 2024.
- 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 (29.10.1985) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being White Barn, Holt Wood, Holt, Wimborne (BH21 7DS).
- 2 The land has the benefit of the following rights granted by a Conveyance of the land in this title and other land dated 30 March 1935 made between (1) Hedley George Besant (2) William John Holloway and others and (3) Ernest Arthur Besant:-

TOGETHER with a right of way at all times hereafter in common with all other persons who have or may hereafter have the like right over the roadway shown and coloured brown on the said plan

NOTE: Copy Plan filed under DT129944.

- 3 A Deed of Grant dated 23 October 1974 made between (1) Henry John Ralph Bankes and (2) Phyllis May Elizabeth Rippon relates to rights to lay a waterpipe.

NOTE: Copy filed under DT129944.

- 4 A Deed of Grant dated 15 November 1974 made between (1) John Edward William White (2) Bournemouth and Christchurch Building Society and (3) Phyllis May Elizabeth Rippon relates to rights to lay a waterpipe.

NOTE: Copy filed under DT129944.

- 5 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 22 May 1975 made between (1) John Freeman (Vendor) and (2) Richard Dunckley (Purchaser):-

"TOGETHER ALSO WITH the benefit of all rights of drainage water courses and other rights in the nature of easements or quasi easements over the Vendor's adjoining land so far as the Vendor can grant the same EXCEPT AND RESERVED as in the first Schedule hereto

THE FIRST SCHEDULE before referred to

(a) All rights of way drainage water courses and other rights in the

A: Property Register continued

nature of easements or quasi easements now or usually enjoyed in respect of the adjoining land of the Vendor of which the land hereby conveyed formed part

(b) The right for the Vendor or such owner or owners for the time being of the adjoining land of the Vendor to use in common with the Purchaser the drains and sewers cables wires mains or pipes In over or under the land conveyed and of entry upon the said land for the purpose of inspecting repairing and renewing enlarging cleansing or duplicating the same the Vendor or other person exercising such rights making good any damage actually occasioned to the said land

(c) Full and free right liberty power and authority to and for the Vendor or any person or persons authorised by him at any time within eighty years from the date hereof or if the law will permit in perpetuity to lay down and use any electric or telephone wires or cables or water or gas mains or pipes or other cables wires mains or pipes and to make or run any drain or sewers which the Vendor shall consider necessary from any land or buildings of the Vendor comprised in the adjoining land of the Vendor in through and upon any portion of the land hereby conveyed and to connect to such cables wires mains pipes sewers or drains with any existing cables wires mains pipes sewers or drains with power to enter on the said land all or any of the purposes aforesaid or for relaying or repairing any cable wire main pipe sewer or drain or otherwise in connection therewith the Vendor or other persons exercising such right making good any damage actually occasioned to the said land to the reasonable satisfaction of the Purchaser."

6 The Conveyance dated 22 May 1975 referred to above contains the following provision:-

"The Purchaser and his successors in title shall not be entitled to any right of access of light or air to the buildings erected on the said land which would restrict or interfere with the free user of any other parts of the adjoining land of the Vendor for building or any other purpose."

7 (28.06.2023) The land has the benefit of any legal easements granted by the Transfer dated 28 June 2023 referred to in the Charges Register but is subject to any rights that are reserved by the said deed and affect the registered land.

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 (03.07.2023) PROPRIETOR: MICHELLE SUZANNE WHITE of White Barn, Holtwood, Holt, Wimborne BH21 7DS.
- 2 (28.06.2023) The value stated as at 28 June 2023 was £500,000.
- 3 (28.06.2023) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

C: Charges Register

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

- 1 (28.06.2023) By a Transfer of the land in this title dated 28 June 2023 made between (1) Michelle Suzanne White and (2) Michelle Suzanne White and Michael White the land was transferred subject to the stipulations contained therein.

NOTE: Copy filed.

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End of register