

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.

Applications are pending in HM Land Registry, which have not been completed against this title.



# Official copy of register of title

Title number DT129944

Edition date 02.11.2022

- This official copy shows the entries on the register of title on 28 JUN 2023 at 15:32:44.
- 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 02 Aug 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 Anchor Paddock, Holt Wood, Holt (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.*

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.*

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.*

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 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 (07.11.2005) 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 (18.03.2022) PROPRIETOR: MICHELLE SUZANNE WHITE of Anchor Paddock, Holtwood, Holt, Wimborne BH21 7DS.
- 2 (03.06.2020) The price stated to have been paid on 21 May 2020 was £950,000.
- 3 (02.11.2022) 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 5 October 2022 in favour of Bassett Estates Limited and Loubella Properties 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 (02.11.2022) REGISTERED CHARGE dated 5 October 2022.
- 2 (02.11.2022) Proprietor: BASSETT ESTATES LIMITED (Co. Regn. No. 11325741) of 11 Bassett Crescent East, Southampton SO16 7PF and LOUBELLA PROPERTIES LIMITED (Co. Regn. No. 08977084) of 82a Bedford

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## C: Charges Register continued

Place, Southampton SO15 2BX.

End of register