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Official copy of register of title

Title number DT411217

Edition date 01.05.2019

- This official copy shows the entries on the register of title on 30 SEP 2022 at 10:40:06.
- 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 30 Sep 2022.
- 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 west side of Three Legged Cross Garden Centre, Ringwood Road, Three Legged Cross, Wimborne (BH21 6RD) .
- 2 The Conveyance dated 11 May 1979 referred to in the Charges Register contains a provision as to light or air.
- 3 (18.11.2014) A Transfer of the land in this title dated 31 October 2014 made between (1) Golden Acres Holdings Limited and (2) Professional & Insurance Recruitment Limited contains a provision as to boundary structures.

NOTE: Copy filed.

- 4 (05.01.2017) A Transfer of the land in this title and other land dated 2 December 2016 made between (1) Basil Reginald Pitt and others and (2) Royale Parks (Dorset) Limited contains a provision excluding the operation of section 62 of the Law of Property Act 1925 as therein mentioned.

NOTE: Copy filed under DT98907.

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 (05.01.2017) PROPRIETOR: ROYALE PARKS (DORSET) LIMITED (Co. Regn. No. 10348642) of Royale House, Southwick Road, North Boarhunt, Fareham PO17 6JN.
- 2 (05.01.2017) The price stated to have been paid on 2 December 2016 for the land in this title and other property was [REDACTED].

B: Proprietorship Register continued

- 3 (01.10.2018) 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 by the proprietor for the time being of the Charge dated 7 September 2018 in favour of ICG-Longbow Investment NO. 5 S.A.R.L referred to in the Charges Register or their conveyancer.
- 4 (01.10.2018) The proprietor's address for service has been changed.

C: Charges Register

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

- 1 The land is subject to the rights reserved by a Conveyance of the land in this title and other land thereof dated 11 May 1979 made between (1) The Minister of Agriculture Fisheries and Food and (2) Wilfred Charles Butler.
- NOTE: Copy filed under DT61970.*
- 2 By the Transfer dated 22 May 1980 referred to above the land was transferred subject as follows:
- "THE property is hereby transferred subject to (a) and with the benefit of any electricity wayleave agreements that may affect the property (b) all such easements quasi easements and rights that may affect the property but the Vendor shall not be called upon to define the same."
- 3 The land is subject to the following rights reserved by a Transfer thereof dated 22 May 1980 made between (1) Barclays Bank Trust Company Limited and Robert Bidewell Trethewy and (2) John Theodore Brown:-
- "EXCEPTING AND RESERVING unto the Vendors the owners or occupiers for the time being of the adjoining or neighbouring land and buildings known as Gundry's Farm comprising Ordnance Survey Numbers 3700 3721 4700 3730 0018 0615 part 6209 7210 5721 7900 7217 8316 8912 which said Ordnance Numbers are hereinafter collectively referred to as Gundry's Farm or any parts thereof without making payment therefor to the Purchaser the rights of free passage and running of water soil gas and electricity sewage and foul waste to and from and through any channels pipes wires sewers drains septic tanks watercourses and outfalls for the time being belonging to situate within or running under or over or through the property hereby transferred TOGETHER with the rights for the Vendors or other the owners or occupiers for the time being of Gundry's Farm to enter the property hereby transferred for the purpose of maintaining and repairing the same making good any damage occasioned thereby."
- 4 (28.03.2007) Vendor's lien arising from a Deed dated 26 February 2007 made between (1) Jean Brown (2) Golden Acres (Holdings) Limited and (3) Barclays Bank Plc .
- NOTE: Copy filed under DT72503.*
- 5 (01.10.2018) REGISTERED CHARGE dated 7 September 2018 affecting also other titles.
- NOTE: Charge reference DT125681.*
- 6 (01.10.2018) Proprietor: ICG-Longbow Investment NO. 5 S.A.R.L (incorporated in Luxembourg) of 2 Boulevard Konrad Adenauer, L-1115 Luxembourg Grand, Luxembourg, FAO The Board Of Managers and care of Longbow Real Estate Capital LLP, 42 Wigmore Street, London W1U 2RY FAO Graeme Troll.
- 7 (01.10.2018) The proprietor of the Charge dated 7 September 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.

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End of register