

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.



Official copy of register of title

Title number DT98907

Edition date 23.06.2021

- This official copy shows the entries on the register of title on 27 SEP 2022 at 15:22:35.
- 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 27 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 (12.06.1979) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Gundrys Farm, School Lane, Three Legged Cross, Wimborne (BH21 6RU).
- 2 The Conveyance dated 11 May 1979 referred to in the Charges Register contains an agreement and declaration as to any rights of light or air or any other easement or rights.
- 3 The land has the benefit of the following rights reserved by a Transfer of the land adjoining part of the northern boundary of the land in this title dated 23 October 1979 made between (1) Wilfred Charles Butler (Transferor) and (2) William Wells and Jean Wells (Transferees):-

"EXCEPT AND RESERVING unto the Transferor the owners or occupiers for the time being of the adjoining or neighbouring land and buildings known as Gundrys Farm edged blue on the said plan or any part or parts thereof without making payment therefor to the Transferees the right to the free passage and running of water soil gas 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 in under or over or through the property hereby transferred Together with the right for the Transferor to enter the property hereby transferred for the purposes of maintaining and repairing the same making good any damage occasioned thereby."

- 4 The land has the benefit of part of the following rights reserved by a Transfer of land adjoining the northern boundary of the land in this title dated 22 May 1980 made between (1) Barclays Bank Trust Company Limited and Robert Bidewell Trethewy (Vendors) and (2) John Theodore Brown (Purchaser):-

"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 72105 5721 7900 7217 8316 8912 which said Ordnance Survey 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

A: Property Register continued

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 owner 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."

NOTE: The Ordnance Survey Numbers 3700 3721 3730 7900 4700 6209 5721 7217 8316 8912 referred to comprise the land in this title.

- 5 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.
- 6 (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.

- 7 (23.06.2021) 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 (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]
- 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.
- 5 (23.06.2021) RESTRICTION: No disposition of the part of the registered estate shown tinted blue on the title plan (other than a charge) 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 certificate signed by a conveyancer that the provisions of clause 7.2 of the Agreement dated 18 June 2021 made between (1) Basil Reginald Pitt and Loraine Pitt and (2) Royale Parks (Dorset) Limited have been complied with or that they do not apply to the disposition.

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 Conveyance of the land in this title and other land dated 11 May 1979 made between (1) The Minister of Agriculture Fisheries and Food and (2) Wilfred Charles Butler.

C: Charges Register continued

NOTE: Copy filed under DT61970.

- 2 (01.10.2018) REGISTERED CHARGE dated 7 September 2018 affecting also other titles.

NOTE: Charge reference DT125681.

- 3 (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.
- 4 (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.

End of register