



# Official copy of register of title

Title number DT129944

Edition date 30.10.2007

- This official copy shows the entries on the register of title on 24 MAR 2016 at 10:49:50.
- 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 24 Mar 2016.
- 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 Land Registry, Weymouth Office.

## A: Property Register

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

DORSET : EAST 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 the Conveyance dated 22 May 1975 referred to in the Charges Register:-

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

## A: Property Register continued

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 (03.02.2003) PROPRIETOR: DAVID CYRIL MAIDMENT and CHRISTINE HEATHER COLES of Anchor Paddock, Holt Wood, Holt, Wimborne, Dorset BH21 7DS.
- 2 (03.02.2003) The value stated as at 3 February 2003 was £450,000.

## C: Charges Register

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

- 1 A Conveyance of the land in this title dated 22 May 1975 made between (1) John Freeman (Vendor) and (2) Richard Dunckley (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 (03.02.2003) REGISTERED CHARGE dated 31 January 2003 to secure the moneys including the further advances therein mentioned.
- 3 (30.10.2007) Proprietor: BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC327000) of Halifax Division, 1 Lovell Park Road, Leeds LS1 1NS.
- 4 (04.11.2003) REGISTERED CHARGE dated 14 October 2003.
- 5 (30.10.2007) Proprietor: BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC327000) of Halifax Division, 1 Lovell Park Road, Leeds LS1 1NS.

## Schedule of restrictive covenants

1 The following are details of the covenants contained in the Conveyance dated 22 May 1975 referred to in the Charges Register:-

"THE Purchaser with intent and so as to bind (so far as practicable) the land hereby conveyed into whosoever hands the same may come and to benefit and protect the adjoining estate and property of the Vendor or any part or parts thereof hereby covenants with the Vendor that he the Purchaser and his successors in title will at all times hereafter observe and perform the stipulations and restrictions in the Second Schedule hereto

THE SECOND SCHEDULE before referred to

.....  
..

2. The Purchaser will not use the said land nor permit the same to be used other than for residential purposes and will not use the same for any trade business or profession nor permit the same to be so used

3. The Purchaser hereby covenants with the Vendor that within six months hereof he will erect on the boundary delineated on the plan annexed hereto and thereon marked "T" inwards a stock proof fence of not less than four feet in height and of a type to be approved by the Vendor in writing such approval not to be unreasonably withheld and the Purchaser further covenants with the Vendor that he and his successors in title will forever after maintain the said fence along the said boundary

4. No building or additions to any building such as outbuildings garages porches and extensions whether temporary or otherwise shall at any time hereafter be erected on the land hereby conveyed and no alterations shall be made to the elevation or architectural design of any building on the said land except with the previous consent of the Vendor and in accordance with plans and specifications which shall have been first submitted to and approved in writing by the Vendor such approval not to be unreasonably withheld

5. Where the drains or sewers from the dwellinghouse on the said land are connected to drains or sewers passing through adjoining land or other premises the cost of repairing maintaining and cleansing such joint drains or sewers shall so far as they are joint drains or sewers be borne and paid in equal proportions by the owners for the time being of any adjoining property having the like right

6. Subject to any statutory provisions in this regard not at any time give to the Post Office consent to the erection of telegraph poles on the said land or any part thereof without the previous written consent of the Vendor such consent not to be unreasonably withheld".

NOTE: No 'T' marks were shown on the Conveyance plan supplied on first registration.

End of register

**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 Land Registry.

This official copy is issued on 24 March 2016 shows the state of this title plan on 24 March 2016 at 10:49:50. 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 Land Registry, Weymouth Office .

Land Registry  
Official copy of  
title plan

Title number **DT129944**  
Ordnance Survey map reference **SU0306SW**  
Scale **1:2500**  
Administrative area **Dorset : East Dorset**



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