



Official copy of register of title

Title number HP399084

Edition date 08.04.2021

- This official copy shows the entries on the register of title on 08 Jul 2021 at 16:44:59.
- 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 08 Jul 2021.
- 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.

HAMPSHIRE : NEW FOREST

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Popes Cottage, Brook, Lyndhurst (S043 7HE).
- 2 The land has the benefit of following rights reserved by a Conveyance of Little Popes dated 12 June 1985 made between (1) Antony Francis John Crosthwaite-Eyre (Vendor) and (2) Michael Albert Willis (Purchaser):-

"EXCEPTING AND RESERVING unto the Vendor for the benefit of his adjoining land (a) the right at any time hereafter and from time to time to erect or permit to be erected any buildings or other structures or to alter any buildings or other structures now standing or hereafter to be erected on any part of the Vendor's adjoining land in such manner as to obstruct or interfere with the passage and access of light and air to any building which is or may be erected upon any part of the property and so that all privileges of light or air now or hereafter to be enjoyed over any part of the Vendor's adjoining land which was in respect of the property shall be deemed to be so enjoyed by the licence or consent of the Vendor and not as of right and (b) all easements quasi-easements liberties privileges rights and advantages now or heretofore occupied or enjoyed by the Vendor's adjoining land or any part thereof over or in respect of the property or any part thereof and which would have been implied by statute or by reason of severance in favour of a purchaser of the said adjoining land if the same had been conveyed to such purchaser and the property had been retained by the Vendor in addition to all easements expressly reserved herein without obligation on the part of the Vendor to define the same further than the same may be expressly referred to herein"
- 3 The land has the benefit of the following rights excepted and reserved by a Conveyance of The Gold Course dated 24 June 1989 made between (1) Antony Francis John Crosthwaite-Eyre (Vendor) and (2) Brook Enterprises Limited (Purchaser):-

"The Property is conveyed together with the rights set out in the First Schedule hereto but and there shall be excepted and reserved out of the Property the rights set out in the Second Schedule hereto

THE FIRST SCHEDULE

A: Property Register continued

1. The right to use the water pipe or pipes ("the water pipes") serving the Property and crossing Popes Cottage shown edged blue on the plan ("Popes Cottage") for the supply of water to the Property subject to the Purchaser and its successors in title keeping the water pipes in good repair and condition and making good any damage caused to Popes Cottage by the water pipes

2. The right to use such electricity lines (if any) as may cross Popes Cottage and serve the Property

THE SECOND SCHEDULE

1. A right of way at all times with or without vehicles over the trackway coloured green on the plan ("the trackway") for the purposes of gaining access to and egress from Popes Cottage subject to the Vendor and his successors in title to Popes Cottage paying a fair proportion according to user of the cost of repairing and maintaining the trackway

2. The right to use such electricity lines (if any) as may cross the Property and serve Popes Cottage

NOTE: The land coloured green referred to above is tinted brown on the title plan.

4 (02.11.2020) A new title plan based on the latest revision of the Ordnance Survey Map showing the land added to the title by blue edging on the title plan has been prepared.

5 (02.11.2020) The land in this title has the benefit of any legal easements granted by a Transfer of the land edged blue on the title plan dated 17 September 2020 made between (1) Brook Enterprises Limited and (2) Oliver Nicholas Crosthwaite-Eyre, Nigel James Donell, David Lawrence Oliver Crosthwaite-Eyre and John Giles Crosthwaite-Eyre.

NOTE: Copy filed.

6 (02.11.2020) The land in this title has the benefit of any legal easements granted by clause 12.4 and reserved by clause 12.3 of the Transfer dated 17 September 2020 referred to in the Charges Register but is subject to any rights that are granted by clause 12.2 of 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 (08.04.2021) PROPRIETOR: MICHAEL UMBERTO CHRISTOPHER LOVERIDGE and SARA AMY LOVERIDGE of Popes Cottage, Brook, Lyndhurst SO43 7HE.

2 (08.04.2021) The price stated to have been paid on 5 March 2021 was £[REDACTED].

3 (08.04.2021) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

4 (08.04.2021) 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 5 March 2021 in favour of Accord Mortgages Limited referred to in the Charges Register.

Title number HP399084

C: Charges Register

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

- 1 (02.11.2020) A Transfer of the land edged and numbered HP386667 in green on the title plan dated 17 September 2020 made between (1) Oliver Nicholas Crosthwaite-Eyre, Nigel James Donell, David Lawrence Oliver Crosthwaite-Eyre and John Giles Crosthwaite-Eyre and (2) Brook Enterprises Limited contains restrictive covenants by the Transferor.

NOTE :-Copy filed underHP386667.

- 2 (08.04.2021) REGISTERED CHARGE dated 5 March 2021.
- 3 (08.04.2021) Proprietor: ACCORD MORTGAGES LIMITED (Co. Regn. No. 2139881) of Yorkshire House, Yorkshire Drive, Bradford BD5 8LJ.

End of register