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Official copy of register of title

Title number DT155903

Edition date 01.05.2019

- This official copy shows the entries on the register of title on 22 JAN 2024 at 15:58:55.
- 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 22 Jan 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.

BOURNEMOUTH, CHRISTCHURCH AND POOLE

- 1 (01.03.1988) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 39 Danecourt Road, Poole (BH14 0PG).
- 2 A Conveyance of the land in this title dated 16 October 1987 made between (1) Gordon Courtney Kelly and Ella Kelly (2) Colin Ronald Witcombe and (3) Richard Thompson and Hilary Jean Thompson (Sub-Purchasers) contains the following provision:-

"IT IS HEREBY EXPRESSLY AGREED AND DECLARED that the Sub Purchasers shall not be entitled to any right or easement of light or air or otherwise which would restrict or in any way interfere with the free user for building or other purposes of the green land and any adjoining 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 (20.11.2013) PROPRIETOR: JASON RALPH HAWKER and YOLANDA ROSITA ZIANI DE FERRANTI of 39 Danecourt Road, Poole BH14 0PG.
- 2 (20.11.2013) The price stated to have been paid on 28 October 2013 for the land in this title and in DT170995 was £624,000.
- 3 (20.11.2013) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.
- 4 (20.11.2013) 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 28 October 2013 in favour of Barclays Bank UK PLC referred

B: Proprietorship Register continued

to in the Charges Register.

C: Charges Register

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

- 1 A Conveyance of the land in this title and other land dated 24 March 1906 made between (1) The Right Honourable Ivor Bertie Baron Wimborne (2) The Right Honourable Richard George Penn Earl Howe and The Right Honourable William Henry Baron De Ramsey and (3) Walter Andrew contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 (20.11.2013) REGISTERED CHARGE dated 28 October 2013 affecting also title DT170995.
- 3 (10.04.2018) Proprietor: BARCLAYS BANK UK PLC (Co. Regn. No. 9740322) of P.O. Box 187, Leeds LS11 1AN.
- 4 (20.11.2013) The proprietor of the Charge dated 28 October 2013 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.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 24 March 1906 referred to in the Charges Register:-

"The Purchaser hereby for himself his heirs executors administrators and assigns and to the intent and so as to bind not only himself personally but also all future owners and tenants of the hereditaments hereinbefore conveyed or any part thereof and to bind such hereditaments into whosoever hands the same may come covenants with the Vendor and his sequels in title the owner or owners for the time being of the Canford Estate that the Purchaser his heirs and assigns or any tenant or occupier of the said premises shall not nor will erect upon the premises hereby conveyed any buildings other than the one detached dwellinghouse with necessary offices and outbuildings boundary walls sewers and drains with a frontage of fifty five feet to Middle Road aforesaid and will not at any time hereafter convert use or occupy the said premises hereby assured or any part thereof or any premises hereafter to be erected on the hereditaments hereinbefore conveyed into or for a warehouse shop or other place for carrying on the trade or business of a Tavern Keeper Alehouse Keeper or Retailer of beer or any other liquor Tallow Melter Soap Maker Brewer Distiller Butcher or Slaughterman Farrier Founder or Smith or any other noisome or offensive trade business of occupation whatsoever and will not make or suffer to be made any bricks or tiles from or upon the premises hereby assured."

End of register