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Official copy of register of title

Title number DT85246

Edition date 23.03.2023

- This official copy shows the entries on the register of title on 22 JAN 2024 at 16:00:04.
- 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 (20.11.1981) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 41 Danecourt Road, Parkstone (BH14 0PG).
- 2 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.

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 (01.02.1985) PROPRIETOR: LAWRENCE RICHARD VINCENT and DIANE ELIZABETH VINCENT of 41 Danecourt Road, Lower Parkstone, Poole BH14 0PG.
- 2 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.

C: Charges Register

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

- 1 A Conveyance dated 2 June 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 A Conveyance dated 2 May 1908 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

C: Charges Register continued

(3) Walter Andrew contains covenants details of which are set out in the schedule of restrictive covenants hereto.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 2 June 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 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 hereafter to be erected on the hereditaments hereinbefore conveyed into or for a warehouse shop or other place of 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 or occupation whatsoever and will not make or suffer to be made any bricks or tiles from or upon the premises hereby assured."

- 2 The following are details of the covenants contained in the Conveyance dated 2 May 1908 referred to in the Charges Register:-

COVENANT by Purchaser not to erect on the said premises any buildings except detached dwellinghouses with necessary offices and outbuildings boundary walls sewers and drains with a frontage of Thirty eight feet at least to Middle Road or Junction Road aforesaid and of the value of Five hundred pounds at least Subject to approval of plans etcetera and not to use or occupy the said premises or any buildings to be erected thereon as a warehouse shop or public house or for the purposes of any other offensive trade business or occupation.

NOTE: Middle Road is now known as Danecourt Road. Junction Road is now known as North Road.

End of register