



## Title register for:

**72 Danecourt Road, Poole, BH14 0PH (Freehold)**

**Title number: DT76162**

Accessed on 03 April 2024 at 14:00:28

This information can change if we receive an application. This service can not tell you if HM Land Registry are dealing with an application.



**This is not an official copy. It does not take into account if there's a pending application with HM Land Registry. If you need to prove property ownership, for example, for a court case, you'll need to order an official copy of the register.**

## Register summary

<b>Title number</b>	DT76162
<b>Registered owners</b>	ROBERT KEVIN LEWIS 72 Danecourt Road, Poole BH14 0PH SUSAN LEWIS 72 Danecourt Road, Poole BH14 0PH
<b>Last sold for</b>	No price recorded

## A: Property Register

This register describes the land and estates comprised in this title.

Entry number	Entry date	
1	1980-11-25	BOURNEMOUTH, CHRISTCHURCH AND POOLE

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The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 72 Danecourt Road, Poole (BH14 0PH).

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2 A Conveyance of the land in this title dated 21 March 1950 made between (1) Thomas Leslie Higham (Vendor) and (2) Arthur Robert Price and Lylie Susie Price (Purchaser) contains the following provision:-

"It is hereby expressly agreed and declared that the purchasers or their successors in title shall not be entitled to any right of light or air or to any right of easement which shall restrict or interfere with the free use by the said Rosa Gertrude Hunt or any person deriving title under her for building or other purposes to the adjoining plot upon which is situate the house known as "Firlease" Danecourt Road aforesaid."

## **B: Proprietorship Register**

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

**Class of Title:** Title absolute

<b>Entry number</b>	<b>Entry date</b>	
1	1990-06-04	PROPRIETOR: ROBERT KEVIN LEWIS and SUSAN LEWIS of 72 Danecourt Road, Poole BH14 0PH.
2	2015-07-27	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.

## C: Charges Register

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

**Class of Title:** Title absolute

Entry number	Entry date
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1	A Conveyance of the land numbered 1 in blue on the filed plan and other land dated 1 May 1937 made between (1) Ernest Fox (Vendor) and (2) Arthur John Dacombe (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
2	A Conveyance of the land numbered 2 in blue on the filed plan and other land dated 10 July 1937 made between (1) Ernest Fox (Vendor) and (2) Arthur John Dacombe (Purchaser) contains covenants identical with those contained in the Conveyance dated 1 May 1937 referred to above.
3	<p>The following are details of the covenants contained in the Conveyance dated 1 May 1937 referred to in the Charges Register:-</p> <p>"For the benefit of the said Danecourt Estate (edged with the colour Green on the said plan) the Purchaser hereby covenants with the Vendor and the owner or owners for the time being of the said Danecourt Estate or any part thereof (to the intent that this covenant may bind so far as may be the land hereby conveyed into whosoever hands the same may come) that the Purchaser and his successors in title will at all times hereafter duly observe and perform the said restrictive and other covenants and conditions contained in the said Second Schedule</p> <p>THE SECOND SCHEDULE above referred to</p>

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1. No building other than one detached dwellinghouse only with or without a suitable motor house shall be erected on the said plot and such motor house shall not be used except as a private motor house in connection with the said dwellinghouse. Such dwellinghouse (which shall be of not less than two floors in height) and motor house shall not be erected except according to such plans and elevations and in such situation as is first approved in writing by the Vendor's Surveyors; such plans shall be submitted to such Surveyors in duplicate and a fee of One Guinea paid to them upon each such submission. The Purchaser shall also pay to such Surveyors the fee of One Guinea for pegging out the boundaries of the said plot. No dwellinghouse shall be erected on the said plot of less floor area than One thousand square feet

2. NO building erected on the said plot at any time shall be used for any other purpose than as a private dwellinghouse or as a private motor house in connection therewith and no trade manufacture or business of any kind shall at any time be set up or carried on in or upon the said plot but a physician or surgeon or dental surgeon shall be at liberty to practice his profession from his private house and exhibit a professional plate

3. NO building or erection of any kind (except boundary walls or fences or bays projecting not more than four feet) shall be erected on any portion of the said plot which lies between the Building Line and the road in front

4. NO temporary shed or workshop or garage shall be erected on any part of the said plot except such as are necessary to be used for the works incidental to and during the building of a dwellinghouse to be erected thereon. No erection hoarding palisade scaffolding lift machinery instrument post

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advertisement or advertisement board (other than notification that the said plot is to let or for sale) shall be erected or displayed on the said plot nor shall anything be done or suffered thereon which may be or grow to be a nuisance annoyance or disturbance to the Vendor or his tenants or purchasers or to the neighbourhood

5. NO alteration in the plan or elevation of any house or building or fence shall be made without the previous license in writing of the Vendor and no gravel sand clay stone or other substance shall at any time be excavated or dug out of the said plot except for the purpose of laying the foundations of the house or outbuildings to be erected thereon or for use in erecting such buildings.

6. WITHIN one month after being requested in writing so to do by the Vendor to enclose the said plot on the sides marked "T" on the said plan with a good and sufficient fence of material and pattern approved by the Vendor not exceeding Five feet in height between the rear of such plot and the Building Line and not exceeding Four feet in height between the Building Line and the road and thenceforth to maintain such fences in good order and condition."

NOTE 1: The land edged green adjoins the eastern, southern and western boundaries of the land in this title

NOTE 2: The building line is set back 25 feet from the road

NOTE 3: The T marks affect the Western, eastern and southern boundaries of the land in this title.