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Official copy of register of title

Title number DT127589

Edition date 16.05.2023

- This official copy shows the entries on the register of title on 01 MAR 2024 at 18:02:51.
- 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 01 Mar 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 (24.10.1923) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 17 Danecourt Road, Parkstone, Poole (BH14 0PG).

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 (16.05.2023) PROPRIETOR: BEECHVALE CONSTRUCTION LIMITED (Co. Regn. No. 05952685) of 312 Charminster Road, Bournemouth BH8 9RT.
- 2 (16.05.2023) The price stated to have been paid on 2 May 2023 was £1,300,000.
- 3 (16.05.2023) 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 2 May 2023 in favour of MSP Capital Ltd referred to in the Charges Register or their conveyancer.

C: Charges Register

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

- 1 A Transfer of the land in this title dated 19 October 1923 made between (1) The Right Honourable Ivor Churchill Viscount Wimborne and (2) Philip Williams contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 The land is subject to the following rights reserved by the Transfer dated 19 October 1923 referred to above:-

C: Charges Register continued

"Except and reserving unto the Vendor and his successors in Title as aforesaid the free passage and running of water and soil from the other lands of the Vendor and his tenants adjoining or near to the said premises hereby assured in through and over the same premises with power to enter make lay and repair pipes drains and water courses in and through the same making good or paying compensation to the Purchaser for all damage done thereby"

- 3 (16.05.2023) REGISTERED CHARGE dated 2 May 2023.
- 4 (16.05.2023) Proprietor: MSP CAPITAL LTD (Co. Regn. No. 01543169) of Strata House, 12-14 Castle Street, Poole BH15 1BQ.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Transfer dated 19 October 1923 referred to in the Charges Register:-

"The Purchaser doth hereby for himself his heirs executors administrators and assigns and all future owners and tenants of the said land or any part thereof and to the intent and so as to bind the said land into whosoever hands the same may come covenants with the Vendor and his successors in Title the owner or owners for the time being of the Canford Estate of which the land hereby transferred and conveyed forms part to observe and perform the restrictive and other conditions set out in the 1st and 2nd parts of the 3rd Schedule hereto.

THE THIRD SCHEDULE ABOVE REFERRED TO

Part 1

(1) Beyond the buildings (if any) already erected no building of any kind shall be erected upon the said piece of land hereby conveyed without the consent in writing of the Vendor or his successors in title except three detached private dwellinghouses of an approved style of building character and description and) of not less value in prime cost of labour and materials than £600 (six hundred pounds) for each such detached house (exclusive of laying out the land and of boundary walls stabling offices and outbuildings) and except the same be built in a good and substantial manner and in accordance with such plans elevations sections and designs both as to ground levels and heights of heads sills spouts ridges and chimney stacks and in all other respects as shall have been previously submitted to and copies deposited with and been approved in writing by the Vendor or his successors in title as aforesaid or his or their agent or surveyor and under the inspection and to the satisfaction of such Agent or Surveyor and in such situation as he shall approve in writing AND for such approval the Purchaser his heirs or assigns shall pay to the said Agent or Surveyor the sum of One guinea for each house or building.

(2) No building (except buildings already erected and except boundary walls as hereinbefore provided) shall at any time be erected on the said piece of land within sixty feet of Danecourt Road

(3) No building erected or to be erected on the said piece of land shall at any time be used for any other purpose than a private dwellinghouse stables garages and outbuildings belonging thereto and no part of the said piece of land which is not built upon shall be used otherwise than an ornamental or kitchen garden or pleasure ground or to be used or thrown into a road or way and no trade manufacture or business of any kind shall at any time be set up or carried on in or upon the said piece of land and premises without the previous consent in writing of the Vendor or his successors in title as aforesaid and no gravel sand or clay shall be dug or excavated from the said piece of land (except for the purpose of making foundations) and no bricks or tiles shall be made thereon and no horse or other animal or cart or other vehicle shall be kept upon the said premises except in a stable coach-house or other building erected with the approval of the Vendor and no clothes shall be hung out to dry on the said land and premises and no trade advertisement shall be exhibited or allowed thereon and nothing shall be done or suffered in or upon the said land and premises which shall or may be or become a nuisance damage or annoyance or

Schedule of restrictive covenants continued

disturbance to the Vendor or his successors in title as aforesaid or to the owners or tenants of any of the adjoining property or the neighbourhood AND IT IS HEREBY DECLARED that the Vendor and his successors in title as aforesaid may as a condition to giving any such consent as aforesaid require the payment of such additional sum of money and the observance of such additional or other conditions as he or they may think proper.

(4) The Purchaser will not permit or suffer any tramcar railway carriage caravan (whether on wheels or not) or any shed (other than garden or tool shed) or any similar contrivance or any swine to be brought or to be kept upon the premises and will not suffer or permit any part of the same to be thrown into or used as a road or roadway.

PART 2

(1) The Purchaser will forthwith properly enclose and fence off the said piece of land on the East and South sides thereon and from the adjoining land to the satisfaction of the Vendor with good and substantial fences or walls not exceeding five feet six inches in height of such material height and design and in such manner in all respects as the Vendor shall approve AND will for ever after maintain and keep the said fences or walls in good order and repair to the reasonable satisfaction of the Vendor and his successors in title as aforesaid.

(2) As soon as a public sewer shall have been brought or if such sewer has already been brought within a distance of 100 feet of the said piece of land the Purchaser will construct a good strong and sufficient sewer or tubular drain or drains extending from any dwellinghouse built on the said land into such public sewer to the satisfaction of the Vendor or his successors in title as aforesaid and in the meantime will construct to the like satisfaction a good and sufficient cesspool into which the drain or drains from any and every such dwellinghouse shall be emptied but such drain or drains shall in no case be connected with the surface drains in roads"

End of register