

Title Number : HP305915

This title is dealt with by HM Land Registry, Weymouth Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

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This extract shows information current on 19 MAR 2022 at 10:39:43 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: HP305915
Address of Property	: 67 Worting Road, Basingstoke
Price Stated	: £121,600
Registered Owner(s)	: LAWRENCEDALE COURT (FREEHOLD) LIMITED (Co. Regn. No. 09351323) of 1 London Street, Reading RG1 4PN.
Lender(s)	: None

Title number HP305915

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 19 MAR 2022 at 10:39:43. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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A: Property Register

This register describes the land and estate comprised in the title.

HAMPSHIRE : BASINGSTOKE AND DEANE

- 1 (04.09.1986) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 67 Worting Road, Basingstoke.
- 2 A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

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 (01.05.2015) PROPRIETOR: LAWRENCE DALE COURT (FREEHOLD) LIMITED (Co. Regn. No. 09351323) of 1 London Street, Reading RG1 4PN.
- 2 (01.05.2015) The price stated to have been paid on 27 April 2015 was £121,600.

C: Charges Register

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

- 1 A Conveyance of the land tinted pink on the filed plan and other land dated 5 March 1910 made between (1) Henry Downs Curtis and others (Vendors) (2) Jessie Ellen Gillingham (3) Mary Rachel Bishop Forrester and (4) Ann Garraway contains covenants. By a Conveyance of land tinted blue on the filed plan dated 8 May 1912 made between (1) Henry Downs Curtis and others (Vendors) (2) Thomas James Knight and Godfrey James Searle and (3) Ann Garraway the said covenants were expressed to be modified. Details of the covenants and of the modification are set out in the Schedule of restrictive covenants hereto.
- 2 The Conveyance dated 8 May 1912 referred to below also contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 3 The land is subject to the following rights granted a Deed dated 16 November 1987 made between (1) Mill and Spencer Contractors Limited (Grantor) and (2) The Southern Electricity Board:-

"the Grantor as beneficial owner HEREBY GRANTS unto THE SOUTHERN ELECTRICITY BOARD of Southern Electricity House Littlewick Green near Maidenhead Berkshire (hereinafter called "the Board") for the purpose of the Board's statutory functions FULL RIGHT AND LIBERTY for the Board their servants workmen and others authorised by them to lay use and thereafter from time to time inspect maintain repair renew replace relay supplement and remove underground electric cables for the transmission and distribution of electricity and the necessary ducts

C: Charges Register continued

pipes and other apparatus appurtenant thereto (hereinafter referred to as "the electric cables") in and under the land comprised in the title above mentioned in the position shown (as near as may be) coloured green on the plan bound up within Together with FULL RIGHT AND LIBERTY for the Board their servants workmen and others authorised by them to enter upon the land comprised in the title above mentioned for all or any of the purposes aforesaid and to break up and excavate so much of the said land coloured green as may from time to time be necessary"

The said Deed also contains the following covenants:-

"THE Grantor with intent to bind the land comprised in the title above mentioned into whosoever hands the same may come and for the benefit and protection of the Board's statutory electricity undertaking and the electric cables HERREBY COVENANTS with the Board that the Grantor and those deriving title under the Grantor will not at any time hereafter (a) erect or construct any building wall fence or structure or plant any tree or shrub over the electric cables nor (b) do or suffer to be done anything whereby the cover of soil over or the support of the electric cables shall be altered or which may interfere with or prevent the free access to the electric cables by the Board or render access to the electric cables more difficult or expensive or which may cause damage to the electric cables"

NOTE: The land shown coloured green referred to is shown hatched blue on the filed plan.

- 4 The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto and to such rights of way, user of garden areas, casual parking spaces and dustbin area support shelter and protection, passage and running of water soil gas and electricity, entry for repairs and maintenance, rights in respect of communal television aerial and other rights as are granted by those leases.

In addition to the said rights certain leases grant the exclusive rights to use specified car parking spaces as more particularly described in the Schedule of leases.

- 5 A Conveyance of the land tinted blue on the filed plan and other land dated 8 May 1912 made between (1) Henry Downs Curtis and others (Vendors) (2) Thomas James Knight and Godfrey James Searle and (3) Ann Garraway 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 5 March 1910 referred to in the Charges Register:-

"AND the Purchaser hereby covenants with the Vendors their heirs and assigns and also as a separate covenant with each of them and the heirs and assigns of each of them as owner or owners for the time being of the property between the land hereby conveyed and the property known as Downsland and of the said property known as Downsland that she the Purchaser her heirs or assigns will observe the restrictive stipulations set out in the Second Schedule hereto PROVIDED ALWAYS that with regard to the said property between the land hereby conveyed and the property known as Downsland and with regard to the said property known as Downsland the right to alter vary or dispense with the stipulations set out in the Second Schedule hereto or any of them in reserved

THE SECOND SCHEDULE above referred to

1. Not to use the property hereby conveyed for chemical or like works.
2. Not to use the property hereby conveyed for any trade business or manufacture whatsoever and not to use any building erected thereon otherwise than as a private dwellinghouse or as a necessary outbuilding thereto provided that this restriction shall not be constructed to prevent any such building from being used by a professional man for the ordinary purposes of his practice or from being used by a proprietor of

Schedule of restrictive covenants continued

a school or boarding house as such.

3. No shed caravan or house on wheels or other chattel intended for use as a sleeping apartment shall be erected or placed upon the property hereby conveyed.

4. No dwellinghouse of less value than £550 or a pair of semi detached or terrace houses of less value than £1000 the pair shall be erected on the land hereby conveyed such value to be the amount of the net first cost in materials and labour of construction only estimated at lowest current prices exclusive of fences and outbuildings.

5. No pigs shall be kept on the land hereby conveyed.

6. All houses shall be erected behind a building line 20 feet from the existing front of the land hereby conveyed except that open practices to hall doors on low windows may project any distance not exceeding 3 feet in front of the said line.

7. No act deed or thing shall be done on the land hereby conveyed which may be or grow to be a substantial cause of annoyance or disturbance to the owners or occupiers for the time being of the property between the land hereby conveyed and the property known as Downsland and of the said property known as Downsland."

2 The following are details of the Modification Terms contained in the Conveyance dated 8 May 1912 referred to in the Charges Register:-

"AND WHEREAS by Indenture of Conveyance dated the fifth day of March one thousand nine hundred and ten and made between the Vendors of the first part Jessie Ellen Gillingham of the second part Mary Rachel Bishop Forrester of the third part and the said Ann Garraway of the fourth part certain hereditaments immediately adjoining the hereditaments hereby conveyed on the west were conveyed unto the said Ann Garraway subject to (amongst other restrictions) the restriction that no pigs should be kept on the land thereby conveyed Now the Vendors hereby release the said Ann Garraway from such restriction to the extent that the said Ann Garraway may keep not more than six pigs exceeding three months old and not more than twenty pigs below that age on such part of the hereditaments thereby conveyed as is not within one hundred feet of the eastern boundary of the hereditaments conveyed by these presents."

3 The following are details of the covenants contained in the Conveyance dated 8 May 1912 referred to in the Charges Register:-

AND the said Ann Garraway hereby covenants with the Vendors their heirs and assigns and also as a separate covenant with each of them and the heirs and assigns of each of them as owner or owners for the time being of the property between the land hereby conveyed and the property known as Downsland and of the said property known as Downsland that she the said Ann Garraway her heirs or assigns will observe the restrictive stipulations set out in the Second Schedule hereto PROVIDED ALWAYS that with regard to the said property between the land hereby conveyed and the property known as Downsland the right to alter vary or dispense with the stipulations set out in the Second Schedule hereto or any of them is reserved

THE SECOND SCHEDULE above referred to

1. Not to use the premises hereby conveyed for chemical or like works.

2. Not to use the property hereby conveyed for any trade business or manufacture whatsoever and not to use any building erected thereon otherwise than as a private dwellinghouse or as a necessary outbuilding thereto provided that this restriction shall not be construed to prevent any such building from being used by a professional man for the ordinary purposes of his practice or from being used by a proprietor of a school or boarding house as such.

3. No shed caravan or house on wheels or other chattel intended for use as a sleeping apartment shall be erected or placed upon the property hereby conveyed.

Schedule of restrictive covenants continued

4. No dwellinghouse of less value than £550 or a pair of semi-detached or terrace houses of less value than £1000 the pair shall be erected on the land hereby conveyed such value to be the amount of the net first cost in materials and labour of construction only estimated at lowest current prices exclusive of fences and outbuildings.

5. No pigs shall be kept on the land hereby conveyed.

6. All houses shall be erected behind a building line 20 feet from the existing front of the land hereby conveyed except that open porticoes to hall doors or low windows may project any distance not exceeding three feet in front of the said line.

7. No act deed or thing shall be done on the land hereby conveyed which may be or grow to be a substantial cause of annoyance or disturbance to the owners or occupiers for the time being of the property between the land hereby conveyed and the property known as Downsland and of the said property known as Downsland.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	16.09.1988 2 (part of)	5 Lawrencedale Court (First Floor) and Store 5	08.07.1988 99 years from 29.9.1987	HP359681
		NOTE: This lease grants the exclusive right to use the car parking space numbered 10 on the filed plan		
2	16.02.1989 1 (part of)	12 Lawrencedale Court (Ground Floor Flat)	05.10.1988 99 years from 29.9.1987	HP376846
		NOTE: This lease grants the exclusive right to use the car parking space numbered 17 on the filed plan		
3	09.09.2015 2 (part of)	3 Lawrencedale Court (Ground Floor flat) and store	09.09.2015 999 years from and including 29.9.1987	HP786010
4	09.09.2015 1 (part of)	16 Lawrencedale Court (first floor flat): Store	09.09.2015 999 years from and including 29.9.1987	HP786028
5	09.09.2015 2 (part of)	6 Lawrencedale Court (First Floor flat)	29.09.1987 999 years from 29.9.1987	HP786029
6	21.09.2015 1 (part of)	13 Lawrencedale Court (First Floor flat) and store	16.09.2015 999 years from and including 29.09.1987	HP786326
7	23.09.2015 1 (part of)	9 Lawrencedale Court (Ground floor flat) and store	21.09.2015 999 years from and including 29.09.1987	HP786412
8	01.10.2015 1 (part of)	14 Lawrencedale Court (First floor flat)	25.09.2015 999 years from and including 29.09.1987	HP786659
9	01.10.2015 2 (part of)	4 Lawrencedale Court (Ground floor flat) and store	23.09.2015 999 years from and including 29.09.1987	HP786664
10	09.10.2015	10 Lawrencedale Court	29.09.2015	HP786961

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
	1 (part of)	(Ground floor flat) and store	999 years from and including 29.09.1987	
11	16.10.2015 1 (part of)	11 Lawrencedale Court (Ground floor flat) and store	16.10.2015 999 years from and including 29.09.1987	HP787230
12	20.10.2015 2 (part of)	8 Lawrencedale Court (First floor flat) and store	20.10.2015 999 years from and including 29.09.1987	HP787352
13	16.12.2015 1 (Part of)	15 Lawrencedale Court (First floor flat) and store	15.12.2015 999 years from and including 29.09.1987	HP789196
14	16.12.2015 2 (part of)	1 Lawrencedale Court (Ground floor flat and store)	15.12.2015 999 years from and including 29.09.1987	HP789197
15	19.02.2016 2 (part of)	7 Lawrencedale Court (First floor flat) and store	18.02.2016 999 years from and including 29.9.1987	HP791372
16	08.03.2016 2 (part of)	2 Lawrencedale Court (Ground Floor Flat)	08.03.2016 999 years from and including 29.9.1987	HP791926

End of register