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# Official copy of register of title

Title number HP7741

Edition date 20.04.2023

- This official copy shows the entries on the register of title on 26 APR 2024 at 12:58:14.
- 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 26 Apr 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.

HAMPSHIRE : FAREHAM

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 71 St Margarets Lane, Fareham (PO14 4BG).
- 2 The land has the benefit of the following rights granted by the Transfer dated 22 March 1948 referred to in the Charges Register:-  
  
"The Vendors hereby grant to the Purchaser as appurtenant to the land comprised herein the right so far only as they are able so to do to repair maintain and renew the drain across ordnance survey number 411 (1932) edition as shown by the red line on the said plan and for this purpose to enter upon the part of ordnance survey number 411 affected thereby the Purchaser making good any damage to the surface of any such land so disturbed"  
  
NOTE: Survey number 411 and the red line referred to are reproduced on the filed plan.
- 3 The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 4 The land has the benefit of the following rights reserved by a Transfer of the land edged and numbered HP59134 in green on the filed plan dated 26 February 1968 made between (1) Brace-Pinhorne Construction Company Limited (Transferor) and (2) M L M Property Company Limited:-  
  
"EXCEPT AND RESERVING unto the Transferor and its successors in title of the land remaining in the title above mentioned.  
  
(1) A right of way at all times and for all purposes with or without vehicles over and along the roadway coloured green on the said plan appurtenant to the land remaining in the said title the Transferor and its successors as aforesaid paying a proportionate part (according to user) of the expense of maintaining and repairing the said roadway.  
  
(2) A right to lay and connect to services in on or over the said roadway and to use the same with all necessary rights of access for maintenance repair and renewal of the same making good nevertheless any

## A: Property Register continued

damages caused to the roadway in the exercise of such rights.

(3) A right of way over the strip of land on the eastern boundary of the land hereby transferred shown and coloured yellow on the said plan and the right to erect scaffolding and other structures for the purpose of maintaining and repairing and constructing new buildings on the said land remaining in the title."

NOTE: The roadway coloured green and the land coloured yellow referred to are hatched yellow and hatched brown on the filed plan respectively.

## 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 (20.04.2023) PROPRIETOR: TITCHFIELD FESTIVAL THEATRE LIMITED (Co. Regn. No. 08066633) of The Great Barn, The Lodge, Mill Lane, Titchfield, Fareham PO15 5RB.
- 2 (20.04.2023) The price stated to have been paid on 30 November 2021 for the land in this title and in title HP59134 was £1,600,000 exclusive of VAT.
- 3 (20.04.2023) A Transfer of the land in this title and other land dated 30 November 2021 made between (1) Graham Paul Alexander and others and (2) Titchfield Festival Theatre Limited contains purchaser's personal covenants.  
  
*NOTE: Copy filed.*
- 4 (20.04.2023) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 30 November 2021 in favour of Unity Trust Bank PLC referred to in the Charges Register.

## C: Charges Register

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

- 1 A Transfer dated 22 March 1948 made between (1) The County Council of the Administrative County of Southampton and (2) Arthur Edgar Scott contains the following covenants:-  
  
"The Purchaser hereby covenants with the Vendors for the benefit of the parcels of land of the Vendors immediately adjoining the land hereby transferred to perform and observe the covenants and conditions contained in the Schedule hereto.

### THE SCHEDULE

1. No dwellinghouse shall be erected on the land other than in brick or slate or similar material and all plans of any such dwelling shall be submitted to the Vendor for approval before any work is commenced.
2. No encampment of tent or van dwellers shall be permitted on the land and nothing may be done thereon which may be or become a nuisance or annoyance to the Vendor or any adjoining owners or occupiers and no advertisement board or hoarding shall be erected on the land"
- 2 (09.06.2015) The land is subject to the easements granted by a lease dated 5 June 2015 of Unit 1 St Margaret's Lane for a term of 6 years from 1 June 2015.

*NOTE 1: Copy filed.*

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## C: Charges Register continued

-NOTE 2: A copy of the previous lease dated 6 February 2009 referred to in the above lease filed.

- 3 (20.04.2023) REGISTERED CHARGE dated 30 November 2021 affecting also title HP59134.
- 4 (20.04.2023) Proprietor: UNITY TRUST BANK PLC (Co. Regn. No. 1713124) of Four Brindleyplace, Birmingham B1 2JB.

End of register