

## Official copy of register of title

Title number DT330250

Edition date 04.03.2009

- This official copy shows the entries on the register of title on 28 JAN 2014 at 11:58:58.
- 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 28 Jan 2014.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website [www.landregistry.gov.uk](http://www.landregistry.gov.uk) or Land Registry Public Guide *1-A guide to the information we keep and how you can obtain it*.
- This title is dealt with by Land Registry, Weymouth Office.

## A: Property register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

DORSET : WEST DORSET

- 1 (20.06.2005) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being Flat 5, Victor Jackson House, Victor Jackson Avenue, Poundbury, Dorchester and parking space (DT1 3GY).

NOTE: As to the part tinted blue on the title plan only the second floor is included in the title.

- 2 (20.06.2005) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:  
 Date : 25 January 2005  
 Term : 250 years less one month from 25 January 2005  
 Parties : (1) Cornhill Estates Limited  
 (2) Poundbury (Manco 2) Limited  
 (3) Edgar Alfred Davies and Kathleen Davies
- 3 (20.06.2005) There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.
- 4 The Transfer dated 6 December 2004 referred to above contains provisions as to light or air and boundary structures.
- 5 (20.06.2005) The lessor's title is registered.
- 6 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.
- 7 (04.03.2009) A Deed dated 2 March 2009 made between (1) Cornhill

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## A: Property register continued

Estates Limited and (2) Edgar Alfred Davies and Kathleen Davies rectified the terms of the registered lease.

*NOTE: Copy filed.*

## 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 (20.06.2005) PROPRIETOR: EDGAR ALFRED DAVIES and KATHLEEN DAVIES of 5 Victor Jackson House, Victor Jackson Avenue, Poundbury, Dorchester, Dorset.
- 2 (20.06.2005) The price, other than rents, stated to have been paid on the grant of the lease was £248,000.
- 3 (20.06.2005) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate or by the proprietor of a registered charge is to be registered without a certificate signed by Poundbury (Manco 2) Limited of Unity Chambers, 24 High East Street, Dorchester, Dorset DT1 1HA that the provisions of clause 4.1.5 or 4.1.7 of the registered Lease have been complied with.
- 4 (13.02.2008) 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.

- 1 The parts of the land affected thereby are subject to the following rights granted by a Deed of Grant of Easement dated 27 February 1978 made between (1) His Royal Highness Charles Philip Arthur George Prince of Wales Duke of Cornwall and Rothesay Earl of Chester and Carrick Baron of Renfrew Lord of the Isles and Great Steward of Scotland (His Royal Highness) and (2) The Wessex Water Authority (the Authority):-

"HIS ROYAL HIGHNESS ..... HEREBY GRANTS unto the Authority FULL RIGHT POWER AND AUTHORITY for the Authority to enter upon the land and trackway situate in the Parishes of Dorchester and Winterbourne Monkton in the District of West Dorset Parcel of the Possessions of the Duchy of Cornwall in the County of Dorset comprising the closes of land numbered 7559 (Sheet SY 6689) 5700 5901 9113 8729 5719 (Sheet SY 6690) 2531 4530 4916 5430 5712 and 7130 (Sheet SY 6790) on the Ordnance Survey Maps of the said Parishes (1957 and 1972 Editions) and there to lay a single line of pressurised rising sewer main One hundred and twenty five millimetres (Five inches) in diameter and a gravity sewer main One hundred and fifty five millimetres (Six inches) in diameter (hereinafter together referred to as "the main") and to construct twelve manholes and a washout Chamber thereon in the exact directions and positions where shown by vermilion lines and vermilion colour respectively on the plan attached hereto and signed by or on behalf of the parties hereto PROVIDED that the Authority shall be allowed a working area (hereinafter referred to as "the Working Area") of Five metres (Sixteen feet Five inches) on either side of the main TOGETHER with:-

(i) the right at all times hereafter to enter upon the said land and trackways (including the Working Area) to open up inspect cleanse repair and renew the main manholes and washout chamber as occasion may require upon reasonable notice in writing by the Authority to the Lessees or Tenants or other the owners or occupiers for the time being of the said land and trackways and

## C: Charges register continued

(ii) the right at all times after the main has been laid for water soil and sewage to pass through the same.

TO HOLD the said right power and authority hereby granted unto the Authority in fee simple."

NOTE: The water mains shown by vermilion lines referred to are shown by a blue broken line on the title plan so far as they affect the land in this title.

- 2 The land in this title falls within the area covered by a building scheme constituted under the provisions of transfers by His Royal Highness Charles Philip Arthur George Prince of Wales Duke of Cornwall and Rothesay Earl of Chester and Carrick Baron of Renfrew Lord of the Isles and Great Steward of Scotland. The Transfer of the freehold estate in the land in this title and other land is dated 6 December 2004 is in favour of Cornhill Estates Limited and the extent of the area affected by the scheme is described in that Transfer.

*NOTE: Copy filed under DT327970.*

- 3 (20.06.2005) The land is subject to the rights reserved by the Transfer dated 6 December 2004 referred to above.

End of register

**These are the notes referred to on the following official copy**

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

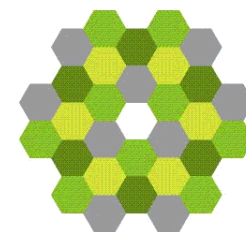
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This official copy is issued on 28 January 2014 shows the state of this title plan on 28 January 2014 at 11:58:59. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide *19 - Title Plans and Boundaries*.

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

# Land Registry Official copy of title plan

Title number **DT330250**  
Ordnance Survey map reference **SY6790SW**  
Scale **1:1250**  
Administrative area **Dorset : West Dorset**



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