Land Registry

Official copy of register of title

Title number HP797742 | Edition date 31.08.2016

- This official copy shows the entries on the register of title on 28 Oct 2016 at 15:10:14.
- 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 28 Oct 2016.
- 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 Land Registry Weymouth Office.

A: Property Register

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

HAMPSHIRE : GOSPORT

1 The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land on the south side of Broom Way, Lee-On-The-Solent.

2 (31.08.2016) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of other land dated 28 October 2005 made between (1) The Secretary Of State For Defence and (2) Tricomm Housing (Portsmouth) Limited.

NOTE: Copy filed HP666937.

3 (31.08.2016) The land has the benefit of the rights granted by a Deed of Grant of Mutual Rights dated 2 March 2006 made between (1) The Secretary of State For Defence and (2) The Colonel Maurice Henry Neville House Trust.

NOTE: Copy filed under HP667125.

4 (31.08.2016) By a Deed dated 21 September 2006 made between (1) The Secretary of State for Defence and (2) Tricomm Housing (Portsmouth) Limited and supplemental to the Transfer dated 28 October 2005 referred to above the extent was rectified.

NOTE: Copy filed under HP666592.

5 (01.12.2015) The land has the benefit of any legal easements reserved by a Transfer of adjoining land dated 27 March 2015 made between (1) Homes and Communities Agency and (2) Fareham Borough Council but is subject to any rights that are granted by the said deed and affect the registered land.

NOTE: Copy filed under HP784241.

6 (31.08.2016) (28.10.2016) By a Deed dated 18 August 2016 made between (1) Homes and Communities Agency (2) Fareham Borough Council and (3) Tidebank UK Limited the Transfer dated 27 March 2015 referred to above was varied as therein mentioned.

NOTE: Copy filed under HP797742

7 (31.08.2016) The land has the benefit of any legal easements granted by

A: Property Register continued

a Transfer of the land in this title dated 18 August 2016 made between (1) Homes and Communities Agency and (2) Tidebank UK Limited but is subject to any rights that are reserved by the said deed and affect the registered land.

NOTE: Copy filed.

8 (31.08.2016) The Transfer dated 18 August 2016 referred to above contains a provision as to light and air and a provision excluding the operation of section 62 of the Law of Property Act 1925 as therein mentioned.

9 (31.08.2016) (28.10.2016) The land has the benefit of any legal easements granted by a Deed dated 18 August 2016 made between (1) Homes and Communities Agency (2) Fareham Borough Council and (3) Tidebank UK Limited but is subject to any rights that are granted by the said deed and affect the registered land.

NOTE:-Copy filed under HP797742.

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 (08.03.2016) PROPRIETOR: TIDEBANK UK LIMITED (Co. Regn. No. 07024441) of 49 North Shore Road, Hayling Island PO11 0HN.

2 (31.08.2016) The price stated to have been paid on 18 August 2016 was £407,288 plus VAT of £81,457.60.

3 (31.08.2016) RESTRICTION: Until and including 15 February 2041 no disposition of the registered estate (other than a charge) 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 certificate signed by the conveyancers acting for the Homes and Communities Agency of Arpley House, 110 Birchwood Boulevard, Birchwood, Warrington WA3 7QH that the provisions of Clause 5.1 of a Deed of Overage dated 18 August 2016 have been complied with or confirming that they do not apply to the disposition.

4 (31.08.2016) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

C: Charges Register

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

1 (31.08.2016) The land is subject for the term of one hundred years from 1 September 1956 to the rights granted by a Lease of Easement dated 30 January 1957 made between (1) The Commissioners For Executing The Office of Lord High Admiral Of The United Kingdom Of Great Britain And Ireland and (2) The Southern Gas Board.

NOTE: Copy filed under HP666780.

2 (31.08.2016) A Transfer of the land tinted mauve on the title plan and other land dated 24 March 2006 made between (1) The Secretary of State for Defence and (2) South East England Development Agency contains restrictive covenants.

NOTE: Copy filed under HP663724.

3 (31.08.2016) By a Deed dated 26 March 2015 made between (1) Secretary of State for Defence and (2) Homes and Communities Agency the overage provisions contained in the Transfer dated 24 March 2006 referred to

C: Charges Register continued

above are extinguished as therein mentioned.

NOTE: Copy filed under HP784241.

4 (29.05.2013) UNILATERAL NOTICE in respect of an Agreement for Lease dated 22 May 2013 made between (1) Homes and Communities Agency and (2) BDW Trading Limited.

NOTE: Copy UN1 filed under HP666937.

5 (29.05.2013) BENEFICIARY: BDW Trading Limited of Barratt House, Cartwright Way, Forest Business Park, Bardon Hill, Coalville, Leicestershire LE67 1UF.

6 (24.06.2016) UNILATERAL NOTICE so far as land edged red on the plan to the UN1 dated 24 June 2016 affects the land in this title in respect of an agreement for lease dated 27 May 2016 made between (1) Homes and Communities Agency and (2) TideBank UK Limited.

NOTE: Copy UN1 filed under HP667125.

7 (24.06.2016) BENEFICIARY: TideBank UK Limited of 49 North Shore Road, Hayling Island, Hampshire PO11 0HN.

End of register