

THIS IS A PRINT OF THE VIEW OF THE REGISTER OBTAINED FROM HM LAND REGISTRY SHOWING THE ENTRIES SUBSISTING IN THE REGISTER ON 17 SEP 2025 AT 11:26:02. BUT PLEASE NOTE THAT THIS REGISTER VIEW IS NOT ADMISSIBLE IN A COURT IN THE SAME WAY AS AN OFFICIAL COPY WITHIN THE MEANING OF S.67 LAND REGISTRATION ACT 2002. UNLIKE AN OFFICIAL COPY, IT MAY NOT ENTITLE A PERSON TO BE INDEMNIFIED BY THE REGISTRAR IF HE OR SHE SUFFERS LOSS BY REASON OF A MISTAKE CONTAINED WITHIN IT. THE ENTRIES SHOWN DO NOT TAKE ACCOUNT OF ANY APPLICATIONS PENDING IN HM LAND REGISTRY. FOR SEARCH PURPOSES THE ABOVE DATE SHOULD BE USED AS THE SEARCH FROM DATE.

THIS TITLE IS DEALT WITH BY HM LAND REGISTRY, WEYMOUTH OFFICE.

TITLE NUMBER: HP202795

There is no application or official search pending against this title.

A: Property Register

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

HAMPSHIRE : EASTLEIGH

- 1 (18.01.1982) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Bungalow, Tanhouse Lane, Botley, Southampton (SO30 2SZ).
- 2 The mines and minerals at a greater depth than 60.96m (200 feet) from the surface are excepted.
- 3 The land has the benefit of the following rights granted by but is subject to the following rights reserved by a Conveyance of the land in this title dated 25 November 1935 made between (1) John Luxton (Vendor) and (2) Peter Charles Salter (Purchaser):-

"TOGETHER WITH (so far as the Vendor can grant the same) and subject to any public right there may be a right of way for the Purchaser his heirs and assigns and his and their Tenants and servants and all other persons authorised by him or them in common with the vendor and all other persons entitled thereto from time to time and at all times hereafter to pass and repass with or without horses and other animals for all purposes over and along:

(a) The Existing road or way shown on the said plan from the West through Heath House Farm to the point "B".

(b) Such parts of the reserved strip Forty feet wide or thereabouts shown upon the said plan between the points "B" and "D" and the points "A" and "C" as are not hereby assured.

(c) The existing road or way shown on the said plan from the North down to the said point "A".

(d) The existing road or way from the East from All Saints Church pass Botley Manor Farm to the said point "D" shown on the said plan Together also with the benefit of the covenant (so far as the same affects the land hereby conveyed) by one Fanny Clark contained in a Conveyance dated the Twenty first day of January One thousand nine hundred and twenty and made between the said Fanny Clark of the one part and Joshua Abraham of the other part with regard to making open the said strip Forty feet wide AND THIRDLY ALL THAT land coloured brown on the said plan being half the width of the said reserved strip Forty feet wide or thereabouts which abuts upon the hereditaments firstly and secondly hereby assured EXCEPTING AND RESERVING the mines and minerals and mineral substances in and under the said premises and rights of searching for getting and carrying away the same and otherwise in relation thereto and such rights of way and other easements and rights as were reserved by an Indenture of Covenant dated the Twenty second day of January One thousand nine hundred and three and made between the Right Reverend Randall Thomas Lord Bishop of Winchester of the first part the Ecclesiastical Commissioners for England of the second part and Richard Austin of the third part but with the benefit of the provisions in the said Indenture contained for making good or for compensating for the damage done by the exercise of the powers rights

A: Property Register continued

and liberties thereby reserved AND EXCEPTING AND RESERVING also unto the said Fanny Clark her heirs and assigns and all other persons already or hereafter to be authorised by her or them from time to time and at all times hereafter at her or their will and pleasure to pass and repass with or without horses and other animals for all purposes over and along that portion of the said Forty feet strip which is hereby assured to the Purchaser and coloured Brown on the said plan and also such right of access to the portion of the hereditaments hereby assured and coloured Brown on the said plan as may be convenient or necessary to enable the said Fanny Clark her heirs and assigns to perform the covenant on her part contained in the before recited Indenture of Conveyance".

-Copy plan in Certificate. Copy plan 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 (28.07.2025) PROPRIETOR: JAMES MICHAEL JESSE BOWERS of Bungalow, Tanhouse Lane, Botley, Southampton SO30 2SZ.
- 2 (28.07.2025) The price stated to have been paid on 18 July 2025 was £90,000.
- 3 (28.07.2025) A Transfer dated 18 July 2025 contains positive and/or indemnity covenants.

NOTE: Copy filed.

End of register