

THIS IS A PRINT OF THE VIEW OF THE REGISTER OBTAINED FROM HM LAND REGISTRY SHOWING THE ENTRIES SUBSISTING IN THE REGISTER ON 1 OCT 2025 AT 13:48:41. 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: HP740507

There is/are applications(s) pending against this title.

A: Property Register

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

HAMPSHIRE : EASTLEIGH

- 1 (31.08.2011) The Freehold land shown tinted pink on the plan of the above title filed at the Registry and being Manor Farm Country Park, Pylands Lane, Bursledon, Southampton (SO31 1BH).

NOTE: The boundary of the land where it abuts upon the River Hamble is the mean high water mark from time to time and is subject to the effect of accretion and diluvion.

- 2 (31.08.2011) The mines and minerals below a depth of 60.96m (200 feet) from the surface on the parts of the land edged and numbered 4, 5 and 6 in blue on the title plan together with ancillary powers of working are excepted.

- 3 (31.08.2011) The land has the benefit of the following rights reserved by a Conveyance of adjoining land dated 15 January 1962 made between (1) Seymour Evelyn Thistlethwayte and others (Vendors) and (2) William Bateson and Katherine Bateson (Purchasers):-

"EXCEPT AND RESERVING ALSO unto the Vendors and their successors in title to the land adjacent to the North Eastern boundary of the land hereby conveyed and comprising the remainder of Durncomb's Copse of the right of way at all times and for all purposes over the land coloured Blue on the Plan annexed hereto and of the right of entry thereon for the purpose of constructing maintaining and repairing a proper roadway not more than Twenty feet in width at any point."

NOTE: The land coloured blue referred to is tinted brown on the title plan.

- 4 (31.08.2011) The land has the benefit of the following rights granted by a Deed of Grant dated 18 August 1978 made between 1) Frederick John Game and Dorothy May Game and 2) Hampshire County Council :-

"Mr. and Mrs. Game HEREBY GRANT to the County Council and its tenants servants licencees and all other persons authorised by it and in common with Mr. and Mrs. Game

(i) A right of way at all times with or without vehicles for all purposes connected with the use and enjoyment of the County Council's land to pass over and along the track shown coloured green on the said plan

(ii) The right to enter on Mr. and Mrs. Game's land immediately adjacent to the said track for the purpose of constructing and thereafter from time to time maintaining such ditches and culverts as the County Council may deem necessary for the proper drainage of the track

The County Council hereby covenants with Mr. and Mrs. Game that it will henceforth maintain and keep in repair the said track with a gravel surface sufficient for the purposes of Mr. and Mrs. Game and the County

A: Property Register continued

Council and will keep in repair and maintain the ditches and culverts constructed by the County Council in accordance with the right herebefore granted"

NOTE: The track coloured green referred to is shown cross-hatched brown on the title plan.

- 5 (02.05.2023) 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.
- 6 (02.05.2023) The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered HP877152 in green on the title plan dated 14 April 2023 made between (1) Hampshire County Council and (2) Eastleigh Borough Council but is subject to any rights that are granted by the said deed and affect the registered land.

NOTE: Copy filed under HP877152.

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 (31.08.2011) PROPRIETOR: HAMPSHIRE COUNTY COUNCIL of The Castle, Winchester, Hampshire SO23 8UJ.

C: Charges Register

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

- 1 (31.08.2011) A Conveyance affecting the lands edged and numbered 1, 2 and 3 in blue on the title plan dated 26 November 1918 made between (1) Reverend John Francis Jemmett and others and (2) William Henry Lee contains the following covenants:-

That the Purchaser will not do or permit anything on the land hereby conveyed which shall restrict or interfere with the free use of any adjoining or neighbouring land belonging to the vendors or their assigns for building or other purposes.

NOTE: No copy of the covenant to observe the said stipulations was supplied on first registration.

- 2 (31.08.2011) A Conveyance affecting the lands edged and numbered 1, 2 and 3 in blue on the title plan dated 3 February 1919 made between (1) Reverend John Francis Jemmett and others (2) Frederick Houghton and (3) Albert Edward Gosling contains covenants identical with those contained in the Conveyance dated 26 November 1918 referred to above.
- 3 (31.08.2011) A Conveyance affecting the lands edged and numbered 1, 2 and 3 in blue on the title plan dated 29 December 1919 made between (1) Reverend John Francis Jemmett and others and (2) Alfred Fox contains covenants identical with those contained in the Conveyance dated 26 November 1918 referred to above.
- 4 (31.08.2011) A Conveyance of the land edged and numbered 7 in blue on the title plan and other land dated 5 September 1947 made between (1) Sotonvale Estates Limited (the Vendor) and (2) Tagart Morgan and Coles Limited (the Purchaser) contains the following covenants:-

"THE Purchaser for itself and its successors in title hereby covenant with the Vendors and its successors in title to the intent that the same shall bind the land hereby conveyed into whatsoever hands the same may come for the benefit of the Vendor's land and premises at Bursledon

C: Charges Register continued

aforesaid that the Purchaser and its successors in title will at all times observe and perform the following covenants and stipulations namely :-

(1) Not without the previous consent in writing of the Vendor to erect temporary buildings of any kind on the said land other than sheds and workshops to be used only for works incidental to the erection of permanent buildings thereon

(2) NO buildings shall be erected on the said land except private dwellinghouses and the stabling garage offices and outbuildings thereof and no buildings erected thereon shall at any time be used except for the purpose last aforesaid

(3) NO trade or business shall be carried on upon any part of the land sold except that the land may be used for the purposes of agriculture, horticulture or market gardening

(4) NO shows booths swings roundabouts or hoardings for advertising nor any hut shed caravan house on wheels or other chattel adapted or intended for use as a sleeping apartment shall be permitted on the said land

(5) No sand or gravel shall be dug from the land except that which may be required for the erection of buildings on the said land

(6) No house or bungalow shall be erected on the said land which shall have a floor area of less than One thousand and two hundred square feet

(7) NO dwellinghouse or other building shall at any time be erected on the said land except in a position and according to plans and descriptions to be previously approved in writing by the surveyor for the time being of the Vendor but such approval shall not be withheld unless the erection of such building shall have the effect of materially obstructing views now enjoyed from other parts of the land or lessening the amenity thereof by being unsightly or inappropriate to the site either in respect of position size or value. A reasonable fee not exceeding Three Guineas may on each occasion be charged by the surveyor for his trouble and shall be paid by the Purchaser and for the purpose of this condition a report in writing of the surveyor and signed by him shall be taken to be conclusive as to the materiality of such obstruction

(8) NO bricks or tiles shall at any time be made or burnt nor shall any clay or lime be burnt on the said land

(9) NO trees or shrubs shall be allowed to grow on the said land to such a height or density as materially to obstruct views from any adjoining land belonging to the Vendor or the person or persons deriving title under him

(10)

- 5 (31.08.2011) So much of the land as is subject thereto is subject to the rights granted by a Deed of Grant dated 19 April 1961 made between (1) Arthur Levi Newland (Grantor) and (2) Esso Petroleum Company, Limited (Grantee).

The said Deed also contains restrictive covenants by the grantor.

As varied by an addendum endorsed thereon dated 16 January 1962 made between the same parties.

NOTE:-Copy filed.

- 6 (31.08.2011) So much of the land as is subject thereto is subject to the rights granted by a Deed of Grant dated 11 July 1962 made between (1) Arthur Levi Newland (Grantor) and (2) Esso Petroleum Company, Limited (Grantee).

The said Deed also contains restrictive covenants by the grantor.

NOTE:-Copy filed.

C: Charges Register continued

- 7 (31.08.2011) So much of the land as is subject thereto is subject to the rights granted by a Deed of Grant dated 27 March 1963 made between (1) Seymour Evelyn Thistlethwayte Peter Thomas Thistlethwayte and John Robin Thistlethwayte (Grantor) and (2) Esso Petroleum Company Limited (Grantee).

The said Deed also contains restrictive covenants by the grantor.

NOTE:-Copy filed.

- 8 (31.08.2011) The land so far as affected by the blue broken line between the points A and B on the title plan is subject to the rights granted by a Deed of Grant dated 16 April 1964 made between 1) Seymour Evelyn Thistlethwayte and others (Grantor) and 2) The Mayor Aldermen and Citizens of the City of Southampton.

NOTE:-Copy filed.

- 9 (31.08.2011) So much of the land edged and numbered 6 in blue as is affected thereby is subject to the rights granted by a Deed of Grant dated 18 April 1979 made between 1) The Hampshire County Council and 2) McLean Homes Southern Limited.

The said Deed also contains restrictive covenants by the grantor.

NOTE:-Copy filed.

- 10 (31.08.2011) So much of the land edged and numbered 4 in blue on the title plan as is affected thereby is subject to the rights granted by a Deed of Grant dated 3 December 1979 made between (1) Peggy Evelyn Aslett and (2) Esso Petroleum Company, Limited relating to the laying maintaining and replacing of a ring main cable and anodes.

The said deed also contains restrictive covenants as therein mentioned.

NOTE: Copy filed under title HP177138

- 11 (31.08.2011) The parts of the land affected thereby are subject to identical rights granted by Two Deeds of Grant both dated 12 November 2003 and both made between (1) Hampshire County Council and (2) Esso Petroleum Company, Limited.

The said Deeds also contain restrictive covenants by the Grantor.

NOTE 1: The Deeds referred to above relate to areas referenced E70 on the plans to the Deeds.

NOTE 2: Copy Deed (with large scale plan referred to in Clause 29 of the Deeds showing the approximate position of the pipeline) filed under title HP521807.

- 12 (31.08.2011) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.

The leases grant and reserve easements as therein mentioned.

- 13 (30.10.2015) The part of the land affected thereby is subject to the rights granted by a Deed of Grant dated 6 October 2015 as varied by a Deed of Variation dated 29 October 2015 both made between (1) Hampshire County Council and (2) Southcott Homes (Fareham) Limited.

The said Deed of Grant also contains restrictive covenants by the grantor.

NOTE: Copy Deeds filed.

- 14 (18.12.2019) The parts of the land affected thereby are subject to the rights granted by a Lease dated 10 December 2019 referred to in the schedule of leases hereto.

The said deed also contains restrictive covenants by the grantor.

NOTE: Copy lease filed under HP841447.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	Edged and numbered 8 and 9 in blue	Land at Cricket Camp	12.12.2001 From 12 December 2001 until 30 November 2011	
2	09.03.2006 edged and numbered 10 in blue	Queen Elizabeth II Silver Jubilee Activities Centre	10.02.2006 25 years from 1 November 2005	HP670109
3	12.06.2009 edged and numbered 11 in blue	Blacksmith's Forge	26.01.2009 10 years from 26 January 2009	HP716769
4	18.12.2019 Edged and numbered 12 in blue	Land at Manor Farm Country Park	10.12.2019 99 years commencing on and including 10 December 2019	HP841447

NOTE: See entry in the charges register relating to rights granted by
this lease

End of register