



SILVERLAND STONE

THE STONE PLACE

SILVERLAND STONE LIMITED HOLLOWAY HILL, CHERTSEY, SURREY KT16 0AE
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I G & W A Cole

6 Western Rd

West End

Southampton

SO30 3EL

Dear Ian

Following your decision to sell the freehold of the Crowd Hill site, I would like to thank you for the opportunity to buy the property. I have spoken to a Property company and they estimated that as a commercial rental property the value is about ten times the rental income, this feeds through to a rough estimate of £400,000. I have looked to my bank to loan me the funds. However, the maximum I can secure is 75% on a loan with a £100,000 deposit. These funds are available to me but there is a major floor in the funding. The recent hike in interest rate means that the repayments are far greater than our current rental payments and this will be fixed for the next ten years. The business is only marginally profitable, and this would definitely force it into a loss-making situation for many years. Additionally, we recently secured additional storage space within the Southampton dock complex, for our wholesale business and therefore we no longer require the whole of the site.

It is with regret that I have decided that we will vacate the site and wind up the Landscape supply business. We currently are paying you a three month rolling rent in advance. Therefore, we will be vacating site at the end of January ie. 26/01/2024. We have of course made the same decision in regard to the land that we rent from In-Excess.

This has been a difficult decision as we have recently put in considerable amount of funds and effort in improving the display area and showroom. I will be making my staff aware of this situation on Monday morning as you receive this letter.

I look forward to discussing in person the finer detail as we progress towards our final vacation of the site.

Yours Very Sincerely

Greg Skilbeck



GOV.UK

Search for land and property information

Title register for:

**land on the west side of Winchester Road, Crowd Hill, Fair Oak
(Freehold)**

Title number: HP461552

Accessed on 01 September 2022 at 09:52:42

This information can change if we receive an application. This service can not tell you if HM Land Registry are dealing with an application.



This is not an official copy. It does not take into account if there's a pending application with HM Land Registry. If you need to prove property ownership, for example, for a court case, you'll need to order an official copy of the register.

Register summary

Title number HP461552

Registered owners IAN GEORGE COLE

85 Chapel Road, West End, Southampton, SO30 3GP

WENDY ANNE COLE

85 Chapel Road, West End, Southampton, SO30 3GP

Last sold for £260,000 on 22 March 2002

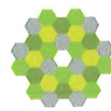
A: Property Register

This register describes the land and estates comprised in this title.

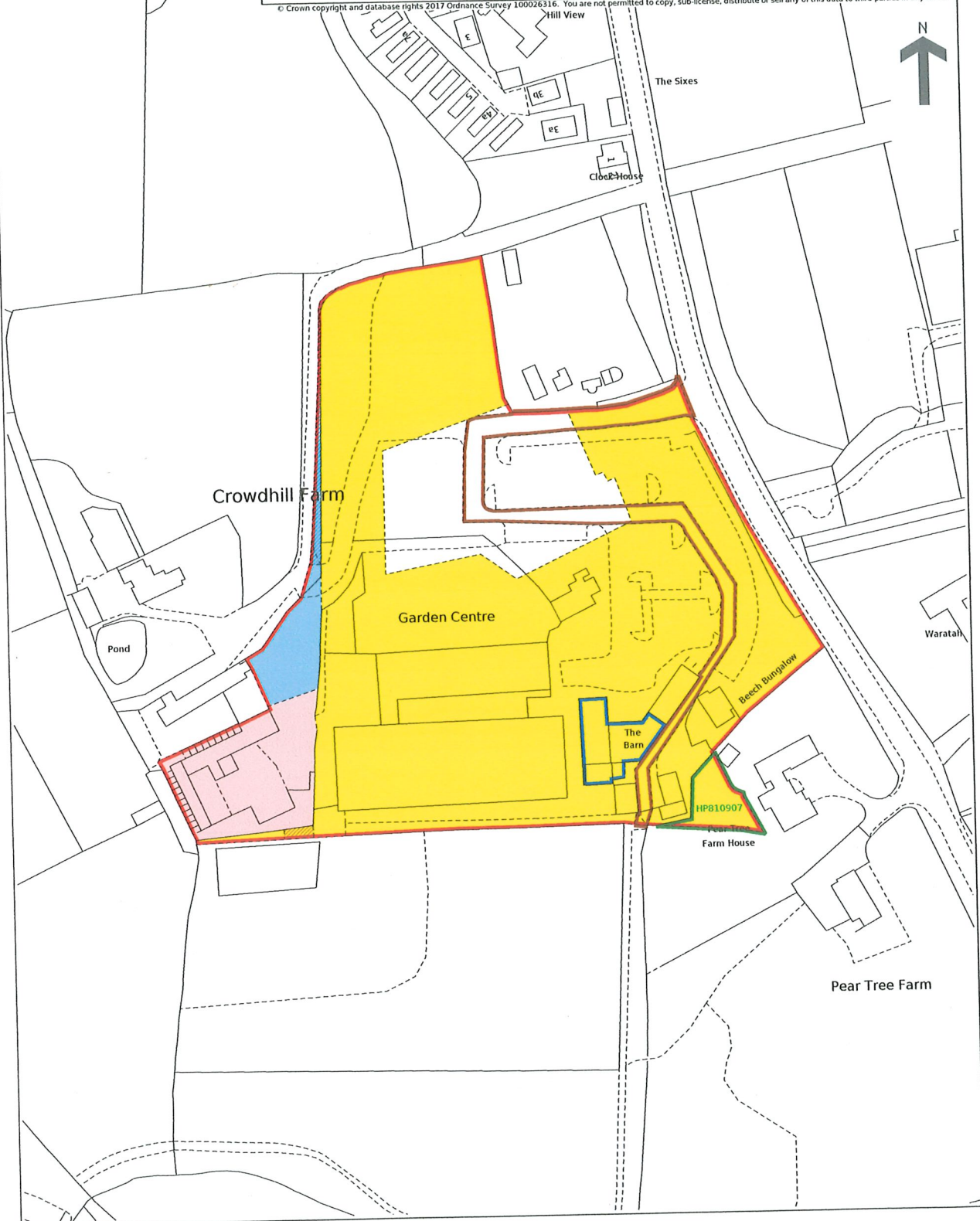
Entry number	Entry date
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HM Land Registry
Current title plan

Title number **HP571282**
Ordnance Survey map reference **SU4820SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Hampshire : Eastleigh**



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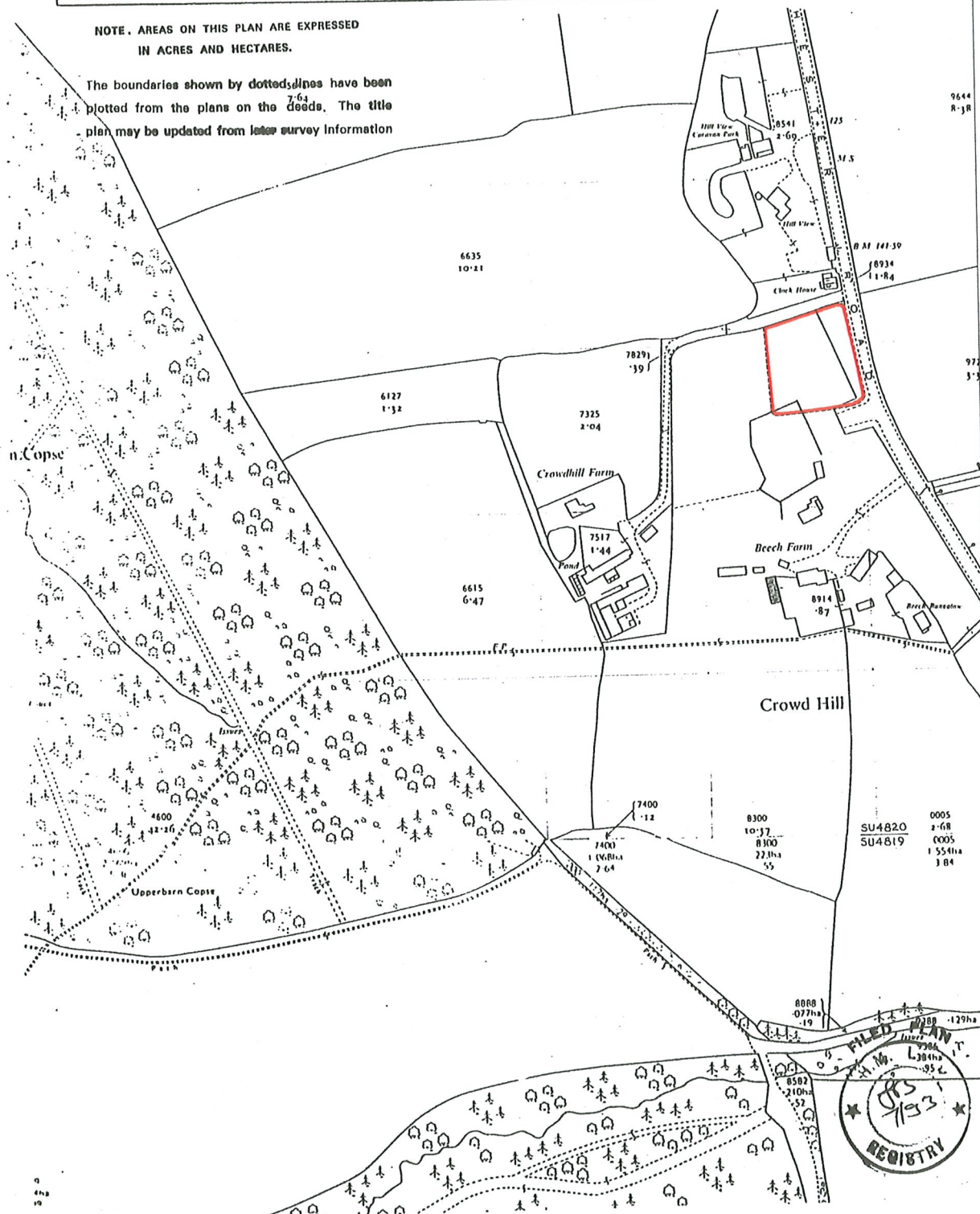
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This title is dealt with by HM Land Registry, Weymouth Office.

H.M. LAND REGISTRY		TITLE NUMBER	
		HP461552	
ORDNANCE SURVEY PLAN REFERENCE	SU 48 20	SU4819	Scale 1/2500
	COUNTY HAMPSHIRE	DISTRICT EASTLEIGH	©Grown Copyright

NOTE. AREAS ON THIS PLAN ARE EXPRESSED
IN ACRES AND HECTARES.

The boundaries shown by dotted lines have been
plotted from the plans on the deeds. The title
plan may be updated from later survey information



This is a copy of the title plan on 1 SEP 2022 at 09:59:05. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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2

1993-05-07

The land is subject to the following rights granted by the Deed of Exchange dated 16 April 1993 referred to above:-

"together with the rights set out in the Second Schedule hereto for the benefit of Haskins and its successors in title the owners and occupiers of the Adjoining Land

THE SECOND SCHEDULE

1. The right to enter onto the Red Land or any part thereof for the purpose of keeping the landscaped bank along the eastern boundary of the Red Land abutting on the Winchester Road in a neat and tidy condition
2. The right to connect within eighty years from the date hereof to any services to be installed by Portslade in accordance with Clause 3 of the First Schedule hereto and the right to inspect cleanse maintain repair and renew the same subject to Haskins paying a fair proportion (according to use) of the cost of maintaining repairing and renewing the same
3. All rights and easements and quasi-rights and quasi-easements now used or enjoyed by the Adjoining Land over the Red Land as if the Adjoining Land and the Red Land had hitherto been in separate ownership and as if the said rights and easements and quasi-rights and quasi-easements have been acquired by prescription."

3

2004-08-24

The land is subject to the easements granted by a Lease dated 13 July 2004 of land at Crowd Hill for a term of 5 years from 1 February 2004.

→ NOTE: Copy filed.

Southampton, SO30 3GP.

2	2002-05-01	The price stated to have been paid on 22 March 2002 was £260,000.
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C: Charges Register

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

Class of Title: Title absolute

Entry number	Entry date
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1	1993-05-07	A Deed of Exchange dated 16 April 1993 made between (1) Haskins Garden Centres Limited (Haskins) and (2) Portslade Garages Limited (Portslade) contains the following covenants:- "PORTSLADE for itself and its successors in title hereby COVENANTS with Haskins and its successors with the intent so as to bind the Red Land and each and every part thereof into whosoever hands the same may come so as to benefit and protect the adjoining land of Haskins and each and every part thereof not without the prior written consent of Haskins (such consent not to be unreasonably withheld) to use the Red Land for the purpose of the sale of any of the following: Plants seeds and bulbs; fertilizers insecticides pesticides and fungicides; compost and growbags; lawnmowers and garden machinery; garden forks garden spades and garden wheelbarrows; food and beverages; Christmas trees and Christmas tree decorations; horse saddlery PROVIDED THAT this covenant shall not prevent the Red Land being used for the sale of conservatories and garden buildings and accessories or for the sale of double glazing."
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"PROVIDED ALWAYS that for the purpose of defining the boundaries and extent of the Red Land it is hereby AGREED AND DECLARED as follows:-

(a) The eastern boundary shall be the eastern boundary of the land comprised in the said Title Number HP333070

(b) The northern boundary shall immediately abut the relevant part of the land shown tinted blue and hatched blue on the filed plan of the said Title Number HP333070

(c) The western boundary shall be the fence already constructed by Portslade and such fence shall belong to Portslade

(d) The southern boundary shall be the curved line of the new access road already constructed by Haskins

(e) The said plan annexed hereto shall be for the purposes of identification only and in the event of there being any discrepancy between the definitions hereinbefore contained and the contents of the said plan (including any measurements shown thereon) then the said definitions shall prevail."

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Class of Title: Title absolute

Entry number	Entry date
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1	2002-05-01	PROPRIETOR: IAN GEORGE COLE and WENDY ANNE COLE of 85 Chapel Road, West End,
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Adjoining Land in the exercise of such rights and forthwith making good any such damage at its own expense

3. The right to install within eighty years from the date hereof wires cables and other service installations

(a) either under the said roadways hatched brown and hatched red respectively on the said Plan or underground immediately alongside such roadway and (b) underground immediately alongside the eastern boundary of the said title Number HP333070 (adjoining Winchester Road) and the right for the passage of water soil electricity gas and other services through such pipes wires cables and other service installations and the right of entry on to the Adjoining Land for the purpose of inspecting cleansing maintaining repairing and renewing the same subject to Portslade contributing a fair poroportion (according to use) of the cost of maintaining repairing and renewing the same and subject to Portslade causing as little damage as possible and as little interference as possible with the use of the Adjoining Land and the exercise of such rights and forthwith making good any damage at its own expense

4. All rights and easements and quasi-rights and quasi-easements now used or enjoyed by the Red Land over the Adjoining Land as if the Red Land and the Adjoining Land had hitherto been in separate ownership and as if the said rights and easements and quasi-rights and quasi-easements have been acquired by prescription."

→ NOTE: Copy plan filed.

1

HAMPSHIRE : EASTLEIGH

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land on the west side of Winchester Road, Crowd Hill, Fair Oak.

2

1993-05-07

The land has the benefit of the following rights granted by the Deed of Exchange dated 16 April 1993 referred to in the Charges Register:-

"together with the rights set out in the First Schedule for the benefit of Portslade and its successors in title

THE FIRST SCHEDULE

1. The right at all times and for all usual and reasonable purposes to go and return with or without motor vehicles from and to the Red Land over and along the roadway shown hatched brown on the Plan attached hereto subject to Portslade contributing on demand a fair proportion (according to use) of the cost of maintaining repairing and renewing the same together with the right to make up such roadway at Portslade's own expense

2. The right to connect to the cesspit on the Adjoining Land to install within eighty years from the date hereof such connecting pipes as may be necessary for such purpose and the right for the passage of water and soil through such pipes subject to Portslade contributing a fair proportion (according to use) of the cost of maintaining repairing and renewing the same and the right of entry on to the Adjoining Land for the purpose of inspecting cleansing maintaining repairing and renewing the same and subject also to Portslade causing as little damage as possible and with as little interference as possible with the use of the