

Title Number : WT32188

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

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 16 APR 2018 at 10:56:46 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: WT32188
Address of Property	: land lying on the North and South sides of Sandgate, Stratton St Margaret
Price Stated	: Not Available
Registered Owner(s)	: C. H. BEAZER (CONSTRUCTION) LIMITED of 2 Midland Bridge Road, Bath, Avon, BA2 3EY.
Lender(s)	: None

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This is a copy of the register of the title number set out immediately below, showing the entries in the register on 16 APR 2018 at 10:56:46. 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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A: Property Register

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

SWINDON

- 1 (27.03.1980) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land lying on the North and South sides of Sandgate, Stratton St Margaret.
- 2 The mines and minerals under the land tinted pink and tinted mauve on the filed plan are excepted.
- 3 The land tinted yellow and tinted mauve on the filed plan has the benefit of the following rights granted by a Conveyance thereof dated 27 September 1979 made between (1) C.S.C Residential Developments Limited (Vendor) and (2) C. H. Beazer (Construction) Limited (Purchaser):-

"TOGETHER ALSO for the benefit of the land hereby conveyed and also for the benefit of the adjoining land edged red and blue on the plan attached hereto which said land edged red and blue is being conveyed to the Purchaser by a contemporaneous Conveyance of even date herewith made between John Francis Short and Pamela Short of the one part and the Purchaser of the other part until the same shall have been adopted by the Highway Authority with full right and liberty for the Purchaser and its successors in title and all persons authorised by it or them with or without vehicles to pass and repass over the estate roads and footpaths constructed or to be constructed within the next eighty years on the adjoining land belonging to the Vendor and for the purposes of identification only but not by way of limitation shown coloured brown on the plan annexed hereto to the point of connection with the main public road PROVIDED ALWAYS that the Purchaser shall make good any damage done in the exercise of such right AND TOGETHER ALSO for the benefit of the land hereby conveyed and also for the benefit of the said adjoining land edged red and blue on the plan attached hereto with full right and liberty for the Purchaser and its successors in title to lay maintain construct repair and renew all necessary sewers drains watercourses wires cables pipes and other services across the Vendor's adjoining land in connection with the Purchaser's development of the land hereby conveyed and the said adjoining land edged red and blue on the plan attached hereto with full right to enter upon the Vendor's adjoining land to connect up to and to use all sewers drains watercourses wires cables pipes and other services laid or within the next eighty years to be laid through under or over the Vendor's adjoining land to the point of connection with the public mains the Purchaser making good all damage done in the exercise of such rights TOGETHER ALSO with the full and free right of way for the benefit of the owners and occupiers of the land edged green and edged brown only on the plan attached hereto with or without vehicles over the strip of land hatched yellow on the said plan attached hereto at all times and for all purposes subject to the Purchaser during the course of the development of the land edged brown and green on the plan attached hereto keeping the same free and unobstructed and in a reasonable state of repair to the satisfaction of a Surveyor to be jointly approved by the Solicitors acting for the Vendor and the Purchaser and thereafter to contribute a fair proportion according to user of the cost of maintaining the same."

NOTE: The land edged red and blue is tinted pink and tinted blue respectively on the filed plan. The land coloured brown is tinted brown on the filed plan. The land edged green and brown is tinted

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A: Property Register continued

yellow and tinted mauve respectively on the filed plan and the land hatched yellow is hatched blue on the filed plan.

- 4 The land edged and numbered in green on the filed plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 5 The north-west boundary has been amended.

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 (27.03.1980) PROPRIETOR: C. H. BEAZER (CONSTRUCTION) LIMITED of 2 Midland Bridge Road, Bath, Avon, BA2 3EY.

C: Charges Register

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

- 1 The land is subject to rights of drainage and rights in respect of water, gas and electricity supply services.
- 2 The garage forecourts are subject to rights of way.
- 3 The parking areas are subject to rights of user.
- 4 The common footpaths are subject to rights of way on foot only.
- 5 The estate roads and footpaths are subject to rights of way.
- 6 The parts of the land affected thereby are subject to the following rights granted by a Deed dated 23 October 1980 made between (1) C. H. Beazer (Construction) Limited (Grantor) (2) United Dominions Trust Limited (Mortgagees) and (3) British Gas Corporation (Corporation):-

"1. IN consideration of the sum of One pound now paid by the Corporation to the Grantor (the receipt whereof the Grantor hereby acknowledges) the Grantor as beneficial owner hereby grants and conveys and the Mortgagees as Mortgagees hereby release and confirm unto the Corporation for the benefit and extension of and to be used in connection with and as appertaining to such of the lands and easements of the Corporation forming part of the statutory gas undertaking of the Corporation and every part thereof including the enlargement of any estate or interest subsisting therein at the date hereof as are accommodated by and capable of benefiting therefrom the easements and rights to construct lay connect use inspect maintain repair alter enlarge renew remove replace and/or render unusable a gas main or pipe for the distribution or storage of gas and any necessary apparatus ancillary thereto (hereinafter called "the said works") in the approximate position indicated by red lines drawn on the plan hereto annexed in over and upon the said land TOGETHER WITH the right at all times to enter upon the said land and open up the same for any of the said purposes doing as little damage as may be and restoring so far as practicable the surface of the land disturbed as soon as reasonably possible thereafter TO HOLD the said easements and rights unto the Corporation in fee simple."

The said Deed also contains covenants by the Grantor as follows:-

"2. THE Grantor (to the intent and so as to bind the said land and every part thereof into whosoever hands the same may come and to benefit and protect the easements hereby granted) hereby covenants with the Corporation not without the written consent of the Corporation to

C: Charges Register continued

erect or instal any building or structure in through upon or over any part of the said land nor carry on or permit to be carried on any activity which may interfere with or obstruct access to or materially reduce the depth of soil above the said works.

3. THE Corporation shall not be required to give notice of any works carried out or to be carried out in pursuance of the rights granted to them hereunder."

NOTE: The red lines are shown by a blue broken line on the filed plan.

7 The parts of the land affected thereby are subject to the following rights granted by a Deed dated 22 December 1980 made between (1) C. H. Beazer (Construction) Limited (Grantor) and (2) The Southern Electricity Board (Board):-

"1. In consideration of One pound (£1) (the receipt whereof is hereby acknowledged) C. H. BEAZER (CONSTRUCTION) LIMITED of 2 Midland Bridge Road, Bath, Avon, BA2 3EY (hereinafter called "the Grantor") as beneficial owner HEREBY GRANTS unto THE SOUTHERN ELECTRICITY BOARD of Southern Electricity House, Littlewick Green, near Maidenhead, Berkshire (hereinafter called "the Board") for the purposes of the Board's statutory functions FULL RIGHT AND LIBERTY for the Board their servants workmen and others authorised by them to lay use and thereafter from time to time inspect maintain repair renew replace relay supplement and remove underground electric cables for the transmission and distribution of electricity and the necessary ducts pipes and other apparatus appurtenant thereto (hereinafter referred to as "the electric cables") in and under the land comprised in the Title above mentioned in the position shown (as near as may be) coloured green on the plan bound up within adjacent to Plots 26-28 and Plots 31-41 inclusive on the Grantor's Development at Sandgate aforesaid and also under and along the Estate roads and footpaths thereof until such time as the same shall be taken over and become maintainable at the public expense Together with FULL RIGHT AND LIBERTY for the Board their servants workmen and others authorised by them to enter upon the land comprised in the Title above mentioned for all or any of the purposes aforesaid and to break up and excavate so much of the said land coloured green and the said roads and footpaths as may from time to time be necessary TO HOLD the rights and liberties hereby granted unto the Board in fee simple.

2. THE Board hereby covenant with the Grantor as follows:-

(a) that they will make good to the reasonable satisfaction of the Grantor any damage to the land comprised in the Title above mentioned or to the buildings trees hedges fences crops or livestock of the Grantor caused by the electric cables or by the laying or use of the electric cables And if for any reason any such damage cannot be made good or if the Board so prefer they shall in lieu of making good such damage fully compensate the Grantor therefor

(b) that they will keep the Grantor indemnified against all actions or claims which may be brought or made against the Grantor by reason of any default or neglect on the part of the Board in the exercise of the rights and liberties hereby granted Provided that the Grantor shall as soon as practicable give notice in writing to the Board of any such action claim or demand brought made or threatened against the Grantor under this sub-clause and shall not settle adjust or compromise such action claim or demand without the consent of the Board Provided further that the Board may at their own expense settle adjust compromise or take over the conduct of any such action claim or demand in the name of the Grantor and the Grantor shall at the expense of the Board give such information and assistance as the Board may reasonably require."

The said Deed also contains the following covenants by the Grantor:-

"3. THE Grantor with intent to bind the land comprised in the Title above mentioned into whosoever hands the same may come and for the benefit and protection of the Board's statutory electricity undertaking and the electric cables HEREBY COVENANTS with the Board that the Grantor and those deriving title under it will not at any time