



Title register for:

57 Carpathia Drive, Southampton, SO14 3GU (Leasehold)

Title number: HP676478

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Register summary

Title number HP676478

Registered owners ADAM DEREK STEPHEN PAINE
8 Portchester Road, Portsmouth PO2 7JB

Last sold for £56,000

A: Property Register

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

Entry number	Entry date
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1	2006-08-16	SOUTHAMPTON
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The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and

being 57 Carpathia Drive, Southampton (SO14 3GU).

NOTE: Only the first floor flat is included in the title.

2 2006-08-16 Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 31 March 2006
Term : 99 years from 1 January 2004

Parties : (1) Hyde Housing Association Limited

(2) Adam Derek Stephen Paine

3 2006-08-16 The title includes any legal easements granted by the registered lease but is subject to any rights that are granted or reserved by the said lease and affect the registered land.

4 2006-08-16 A Transfer of the freehold estate in the land in this title and other land dated 29 August 2003 made between (1) Southampton City College (Transferor) and (2) Bellway Homes Limited (Transferee) contains the following provision:-

"13.4 Declarations

13.4.1 The Transferee and its successors in title shall not be entitled to any right of access of light and air or any other easement or right which would restrict or interfere with the free use of any Retained Land for building development or any other purpose

13.4.2 The Transferee shall not be entitled to the continuance of nor shall it by virtue of this transfer or Section 62 of the Law of Property Act 1925 acquire any easement or right or privilege or advantage over or in respect of the Retained Land

or acquire any appurtenant right referred to in the Property Register of Title Number HP577139 if it relates to or affects the Retained Land or be entitled to the benefit (which benefit is hereby exclusively reserved to the Transferor) of or to enforce or have enforced or to prevent the release or modification of any covenant agreement or condition entered into by any person with the Transferor or his predecessors in title to the Retained Land save in so far as is specifically granted in this Transfer

13.1 Definitions and Interpretations

13.1.1 In this Transfer the following expressions have the meanings set out below:

13.1.1.4 "Retained Land" means the remainder of the land comprised in Title Number HP577139"

5	2006-08-16	The landlord's title is registered.
6	2017-12-06	A Memorandum dated 16 November 2017 made between (1) Adam Derek Stephen Paine and (2) Hyde Housing Association Limited relates to the purchase of the final share in accordance with the terms of the registered lease.

NOTE: Copy filed under HP662851.

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	
1	2006-08-16	PROPRIETOR: ADAM DEREK STEPHEN PAINE of 8

Portchester Road, Portsmouth PO2 7JB.

2 2006-08-16 The price, other than rents, stated to have been paid on the grant of the lease was £56,000.

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	2006-08-16	A Conveyance of the freehold estate in the land in this title and other land dated 10 August 1972 made between (1) British Railways Board (Board) and (2) Southampton City Council (Corporation) contains the following covenants:-
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"THE Corporation hereby covenants with the Board as follows:-

Not at any time to impose or erect or add to any building or structures or to execute any works on any part of the property within a distance of forty feet of the Board's land and works which would affect the safety or stability of the Board's railway or property"

2	2006-08-16	By the Conveyance dated 10 August 1972 referred to above the freehold estate in the land in this title was conveyed subject as follows:-
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"....subject to the restrictive covenants and conditions contained or referred to in the following conveyances:-

(a) A Conveyance dated the Thirtieth day of September One thousand nine hundred and forty four and made between Richard Bell of the first

part Stephen Adams of the second part and Thomas Goater of the third part

(b) A Conveyance dated the Twenty seventh day of October One thousand eight hundred and forty six made between John Mansell of the first part Thomas Crocker of the second part and Henry Stilwell of the third part and

(c) A Conveyance dated the Second day of December One thousand eight hundred and eighty two and made between William George Palmer and others and the London and South Western Railway Company so far as such restrictive covenants and conditions are still subsisting and capable of taking effect and are binding upon the Corporation.

NOTE: No further particulars of the above mentioned Conveyances were supplied on first registration.

3	2019-12-16	REGISTERED CHARGE dated 2 December 2019 affecting also title HP662851.
4	2019-12-16	Proprietor: BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC327000) of Halifax Division, 1 Lovell Park Road, Leeds LS1 1NS.
