

Title Number : WT117258

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 3 JAN 2019 at 13:33:28 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	: WT117258
Address of Property	: Wessex Court, Clarence Street, Swindon (SN1 2LN)
Price Stated	: Not Available
Registered Owner(s)	: ADRIATIC LAND 3 LIMITED (incorporated in Guernsey) of Mont Crevelt House, Bulwer Avenue, St Sampson, Guernsey, GY2 4LH.
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 3 JAN 2019 at 13:33:28. 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 (14.03.1935) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Wessex Court, Clarence Street, Swindon (SN1 2LN).
- 2 (22.03.2004) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

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 (08.01.2015) PROPRIETOR: ADRIATIC LAND 3 LIMITED (incorporated in Guernsey) of Mont Crevelt House, Bulwer Avenue, St Sampson, Guernsey, GY2 4LH.
- 2 (08.01.2015) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and the covenants by the landlord contained in the leases referred to in the Schedule of Notices of Leases and of indemnity in respect thereof.

C: Charges Register

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

- 1 A Conveyance of the land in this title dated 29 March 1928 made between (1) Swindon Empire Limited (Vendor) and (2) National Provincial Bank Limited and (3) His Majesty's Postmaster General contains the following covenants:-

"THE Postmaster General hereby covenants with the Vendor and his successors in title as owner or owners for the time being of the land delineated and coloured green on the key plan annexed hereto that he the Postmaster General and his successors in title will not at any time open or use the property hereby assured or any building to be erected thereon for the purpose of any exhibitions cinema shows entertainments and concerts of a public description usually produced at a theatre music hall or cinema or any other place of public entertainment provided that the Postmaster General shall not be under any liability or obligation for or in respect of any breach of this covenant which shall occur after he shall cease to own the legal estate in fee simple in the property hereby assured or the portion thereof in respect of which such breach shall occur."

NOTE: The land coloured green is the land at the corner of Clarence Street and Groundwell Road adjoining the County Court.

C: Charges Register continued

2 (14.03.1935) NOTICE of a Deed of Dedication dated 31 January 1935 made between (1) The Commissioners of His Majesty's Works and Public Buildings and (2) The Mayor Aldermen and Burgesses of the Borough of Swindon.

-NOTE: Copy filed under P156103.

3 (03.03.2011) The land is subject to the rights granted by leases of flats falling within the part of this development registered freehold under title number WT284140 for a term of 125 years from 1 January 2011.

4 (14.03.2011) The land is subject to the exclusive use of the car parking space numbered 1 in blue on the title plan granted by a lease dated 3 March 2011 of 3 Wessex Court for a term of 125 years from 1 January 2011.

5 (28.04.2011) The land is subject to the exclusive use of the car parking space numbered 2 in blue on the title plan granted by a lease dated 18 March 2011 of 9 Wessex Court for a term of 125 years from 1 January 2011.

6 (05.05.2011) The land is subject to the exclusive use of the car parking space numbered 3 in blue on the title plan granted by a lease dated 25 March 2011 of 6 Wessex Court for a term of 125 years from 1 January 2011.

7 (04.07.2011) 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.

In addition, certain leases grant the exclusive use of the car parking spaces as more particularly described in the Schedule of Leases.

Schedule of notices of leases

1	04.07.2011 Edged and numbered 4 in blue (part of)	Flat 11 Wessex Court (first floor)	02.06.2011 125 years from 1.1.2011	WT295103
2	04.07.2011 Edged and numbered 4 in blue (part of)	Flat 12 Wessex Court (first floor)	02.06.2011 125 years from 1.1.2011	WT295105
3	22.07.2011 Edged and numbered 4 in blue (part of)	Flat 16 Wessex Court (second floor)	09.06.2011 125 years from 1.1.2011	WT295569
4	09.08.2011 Edged and numbered 4 in blue (part of)	Flat 19 Wessex Court (second floor)	15.07.2011 125 years from 1.1.2011	WT295956
5	29.09.2011 Edged and numbered 4 in blue (part of)	Flat 17 Wessex Court (second floor)	31.08.2011 125 years from 1.1.2011	WT296993
6	28.10.2011 Edged and numbered 4 in blue (part of)	Flat 14 Wessex Court (first floor)	20.10.2011 125 years from 1.1.2011	WT297588
7	31.10.2011 Edged and numbered 4 in blue (part of)	Flat 18 Wessex Court (second floor)	02.09.2011 125 years from 1.1.2011	WT297617
8	02.11.2011 Edged and numbered 4 in	15 Wessex Court (first floor)	14.10.2011 125 years from 1.1.2011	WT297673

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Schedule of notices of leases continued

	blue (part of)			
9	05.12.2011 Edged and numbered 4 in blue (part of)	13 Wessex Court (first floor)	16.09.2011 125 years from 1.1.2011	WT298487
10	17.02.2012 Edged and numbered 4 in blue (part of)	Ground floor unit at Wessex Court	25.01.2012 999 years from 1.1.2012	WT300537

End of register