



Title register for:

32 New Lane, Havant, PO9 2NG (Freehold)

Title number: SH59465

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Register summary

Title number	SH59465
Registered owners	LCN A To Z (Havant) S.A.R.L 2 Rue Edward Steichen, L-2540 Luxembourg, Luxembourg
Last sold for	£39,844,387 on 07 September 2022

A: Property Register

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

Entry number	Entry date
1	HAMPSHIRE : HAVANT The Freehold land shown edged with red on the

plan of the above title filed at the Registry and being 32 New Lane, Havant (PO9 2NG).

2

A Transfer of the land tinted yellow on the title plan and other land dated 15 April 1955 made between (1) Parkleigh Investments Limited and (2) International Chemical Company Limited contains provisions as to light or air and other matters.

NOTE 1: The land which 'adjoins or is neighbouring' referred to is shown on the Transfer plan as the portion of plot 856 not edged red, plot 858 and the access road lying between it and plot 856, plots 838 and 839 and the central and northern parts of the plot on the other side of New Lane to plot 858 that abut the road.

NOTE 2: Copy filed under HP7817.

3

By a Transfer of the land in this title and other land dated 15 October 1957 made between (1) The Lord Mayor Aldermen and Citizens of the City of Portsmouth and (2) Newilton Limited the land hatched blue on the title plan was expressed to be granted rights.

NOTE 1: The land over which rights are granted is shown on the Transfer plan as New Lane, Stanbridge Road, Downley Road, the existing footpath, the two northern plots to the east of Downley Road and the plot labelled 'Minimodels Ltd. Option to Purchase'.

NOTE 2: Copy filed under HP11546.

4

The land has the benefit of the rights granted by a Transfer of the land hatched blue on the title plan and other land dated 24 April 1967 made between (1) Plessey-UK Limited and (2) The Plessey Company Limited.

NOTE 1: The land over which rights are granted is the land edged black (not including the land edged red) on the Transfer plan and also the plot labelled 'Minimodels Ltd. Option to Purchase' shown on the plan to the Transfer dated 15 October 1957 referred to above.

NOTE 2: Copy filed under HP56477.

5	2022-10-04	The land has the benefit of any legal easements granted by a Transfer dated 7 September 2022 made between (1) Havant Property Investment LLP and (2) LCN A to Z (Havant) S.A.R.L but is subject to any rights that are reserved by the said deed and affect the registered land.
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NOTE: Copy filed.

6	2022-10-04	The Transfer dated 7 September 2022 referred to above contains a provision as to light or air and a provision relating to the creation and/or passing of easements.
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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	2022-10-04	PROPRIETOR: LCN A To Z (Havant) S.A.R.L (incorporated in Luxembourg)(OE ID: OE000621) of 2 Rue Edward Steichen, L-2540 Luxembourg, Luxembourg.
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2	2022-10-04	The price stated to have been paid on 7 September
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2022 was £39,844,387.

3	2020-11-16	RESTRICTION: No transfer or lease of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by John Wyeth & Brother Limited (Co. Regn. No. 00135937) of Pfizer, Ramsgate Road, Sandwich, Kent, CT13 9NJ or its conveyancer that the provisions of paragraphs 5.5 or 6.5, as appropriate, of Part 3 of Schedule 2 of a Sale Contract dated 9 November 2020 made between (1) John Wyeth & Brother Limited and (2) Havant Property Investment LLP have been complied with or that they do not apply to the disposition.
4	2020-11-16	RESTRICTION: No transfer or lease of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by the proprietor for the time being of the estate registered under title number SH59465 or their conveyancer that the provisions of paragraph 3.1 of Schedule 1 of the Transfer dated 13 November 2020 referred to in the Charges Register have been complied with or that they do not apply to the disposition.
5	2022-10-04	RESTRICTION: No disposition within section 27(2)(a), (b)(i) or (f) of the Land Registration Act 2002 is to be completed by registration unless one of the provisions in paragraph 3(2)(a)-(f) of Schedule 4A to that Act applies.
6	2022-12-23	RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is

to be registered without a written consent signed by the proprietor for the time being of the Charge dated 7 December 2022 in favour of Industrial And Commercial Bank Of China Limited (London Branch) referred to in the Charges Register.

C: Charges Register

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

Class of Title: Title absolute

Entry number	Entry date	
1	2020-11-16	<p>A Transfer of the land in this title and other land dated 13 November 2020 made between (1) John Wyeth & Brother Limited and (2) Havant Property Investment LLP contains restrictive covenants.</p> <p>NOTE 1: The covenant contained in paragraph 2.1 of Schedule 1 only affects the land tinted pink on the title plan. The 'Remaining Property' referred to in paragraphs 2.2 to 2.5 of Schedule 1 includes the land in this title excluding the land tinted pink on the title plan.</p> <p>NOTE 2: Copy filed under HP7816.</p>
2	2022-04-28	<p>UNILATERAL NOTICE in respect of an agreement for lease dated 28 March 2022 made between (1) Havant Property Investment LLP and (2) Amazon UK Services Limited.</p>
3	2022-04-28	<p>BENEFICIARY: Amazon UK Services Ltd of 1 Principal Place, Worship Street, London EC2A 2FA.</p>
4	2022-12-23	<p>REGISTERED CHARGE contained in a Debenture dated 7 December 2022.</p>

5	2022-12-23	Proprietor: INDUSTRIAL AND COMMERCIAL BANK OF CHINA LIMITED (LONDON BRANCH) (incorporated in China) of 81 King William Street, London EC4N 7BG.
6	2022-12-23	The proprietor of the Charge dated 7 December 2022 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.
