



Title register for:

Ewelme Down House, Ewelme (Freehold)

Title number: ON72157

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Register summary

Title number	ON72157
Registered owners	UART INTERNATIONAL SA 14 Theobalds Road, London, WC1X 8PF
Last sold for	No price recorded

A: Property Register

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

Entry number	Entry date	
1	1982-05-12	OXFORDSHIRE : SOUTH OXFORDSHIRE The Freehold land shown edged with red on the plan of the above Title filed at the Registry and

being Ewelme Down House, Ewelme.

2

The land edged and numbered 1 and 2 in yellow on the filed plan has the benefit of the following rights granted by the Conveyance dated 25 January 1950 referred to in the Charges Register:-

"TOGETHER with full right and liberty for the Purchaser and his successors in title owners or occupiers for the time being of the property hereby conveyed and his and their under tenants and servants in common with the Vendor and its successors in title and all other persons for the time being having the like right at all times and for all purposes with or without horses carts motor cars and other vehicles mechanically propelled or otherwise to pass and repass over and along the road delineated on the said plan and thereon coloured brown subject to and with the benefit of the covenants by the Vendor and the Purchaser in relation to the maintenance and repair of the said roadway as hereinbefore appears."

The following are the covenants by the Vendor and the Purchaser in relation to the maintenance and repair of the said roadway referred to.

"THE Vendor for itself and its successors and assigns hereby covenants with the Purchaser:-

At all times at the Vendor's own expense to bear the whole of the cost of repairing and keeping in good repair order and condition and suitable for vehicular traffic such part of the roadway coloured brown on the plan annexed hereto as lies between the points marked P and Q on the said plan

THE Vendor for itself and its successors in title and assigns and the Purchaser for himself and his successors in title and assigns hereby mutually covenant each with the other that the maintenance

and repair in proper order and condition and suitable for vehicular traffic of the part of the said roadway coloured brown on the said land from the point marked P to the boundary of the property hereby conveyed opposite to the "Old Chalk Pit" shown on the said plan shall be their joint liability and that the costs of such maintenance and repair shall be shared equally between them."

NOTE: The road coloured brown referred to is tinted brown on the filed plan. The points marked P and Q referred to are marked P and Q on the filed plan.

3 By a Deed dated 18 June 1956 made between (1) Ewelme Down Farm Limited (2) Helen Milne Holding and (3) Cyril Grant Maby and Dion De La Rue the said covenants were expressed to be varied.

NOTE: Copy filed.

4 The land edged and numbered 1 and 2 in yellow on the filed plan has the benefit of the following rights granted by a Deed dated 31 May 1955 made between (1) Ewelme Down Farm Limited (Grantor) and (2) Brigadier Lord Douglas Malise Graham (Grantee):-

"The Grantor as Beneficial Owner hereby grants unto the Grantee full right and liberty for the Grantee and his successors in title owners or occupiers for the time being of Ewelme Down House aforesaid and his and their under-tenants and servants in common with the Grantor and its successors in title and all other persons for the time being having the like right at all times and for all purposes with or without horses carts motor cars and other vehicles mechanically propelled or otherwise to pass and repass over and along the

two divisions of the private roadway coloured blue on the plan annexed hereto between the points marked Q-X and Q-Y TO HOLD the said right of way unto the Grantee in fee simple."

NOTE: The roadway coloured blue referred to is hatched brown on the filed plan.

5

The Conveyance dated 2 July 1956 referred to in the Charges Register contains the following provision:-

"IT IS HEREBY AGREED AND DECLARED that nothing herein contained shall operate to grant or convey to the Purchaser or her successors in title or any other person or persons whomsoever any right or easement which may in any way prejudicially affect the free and unrestricted user by the Vendor or the persons deriving title under him of any adjoining land at present belonging to the Vendor for building or other purposes."

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	1992-02-27	PROPRIETOR: UART INTERNATIONAL SA care of 14 Theobalds Road, London, WC1X 8PF.

C: Charges Register

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

Class of Title: Title absolute

1 The land edged and numbered 1 in yellow on the filed plan with other land is subject to annual fee farm rents of £6.19s.0d and £8.19s.11d mentioned in a Conveyance of other land subject thereto being a farm then known as Cottesmore of Ewelme dated 29 November 1890 made between (1) The Most Noble Augustus Charles Lennox Duke of Grafton and others and (2) George North which charged the same exclusively on the land so conveyed in informal exoneration of the remaining land subject thereto.

NOTE 1: Copy Conveyance filed

NOTE 2: A Conveyance of the land edged and numbered 1 in yellow on the filed plan and other land dated 13 December 1904 made between (1) The Reverend William Henry Young (2) The London And County Banking Company Limited (3) John Thomas Painter and (4) Frank Lawson contains a covenant by the Vendor by way of indemnity to pay the said fee farm rents.

2 The land edged and numbered 2 and 3 in yellow on the filed plan with other land is subject to an annual quit rent of £1.12s.11d and to a fee farm rent of £60 mentioned in a Conveyance of the said land and other land dated 17 June 1893 made between (1) The Most Noble Augustus Charles Lennox Duke of Grafton and others (2) Arnold Heinrich Lisner and (3) John Thomas Painter which contains a covenant for indemnity by the said Arnold Heinrich Lisner in respect of the said quit rent and fee farm rent.

NOTE: Copy Conveyance filed.

3 The land is subject to the following rights reserved

by a Conveyance of the land edged and numbered 1 and 2 in yellow on the filed plan dated 25 January 1950 made between (1) Hosier Estates Company (Vendor) and (2) Brigadier Lord Douglas Malise Graham (Purchaser):-

"EXCEPT AND RESERVED unto the Vendor in fee simple as incident to the ownership and occupation of the remainder of the Ewelme Down Estate as now owned by the Vendor or any part thereof the right in common with the Purchaser and his successors in title and all persons for the time being having the like right at all times and for all purposes with or without and not having iron wheels or iron treads to the wheels to pass and repass over and along the road delineated on the said plan and thereon coloured yellow."

NOTE: The roadway coloured yellow referred to is tinted blue on the filed plan.

4

A Consent dated 26 May 1950 made between (1) Lord Douglas Malise Graham and (2) The Southern Electricity Board relates to the erection and maintenance of electric lines.

NOTE: Copy filed.

5

The land edged and numbered 4 in yellow on the filed plan with other land is subject to a fee farm rent of £60 per annum and a quit rent of £1.13s.7d per annum mentioned in a Conveyance of the said land and other land dated 2 July 1956 made between (1) Walter D'Arcy Hall (Vendor) and (2) Helen Milne Holding (Purchaser) which recited that the same had been informally apportioned as £1.2s.6d for the fee farm rent and as to 8d for the quit rent to the land conveyed.

NOTE: Copy Conveyance filed.

The Conveyance dated 2 July 1956 referred to above also contains the following covenants:-

"THE Purchaser so as to bind so far as may be the Property into whosoever hands the same may come and so that this covenant shall be for the benefit and protection of the adjoining land of the Vendor but so that the Purchaser shall not be personally liable for a breach of this covenant or any part or parts thereof after she shall have parted with all interest therein HEREBY COVENANTS with the Vendor that the Purchaser and those deriving title under her will at all times hereafter observe and perform the restrictions and stipulations following:-

(a) Within six months from the date hereof to erect and thereafter maintain and keep in good repair a cattle proof fence along the eastern boundary of the Property where indicated with T marks on the plan attached hereto

(b) To use the Property solely for agricultural purposes and not to erect any buildings upon it other than a farmhouse farm buildings and cottages for farm labourers."

NOTE: The T marks referred to effect the eastern and south eastern boundaries of the land edged and numbered 4 in yellow on the filed plan.