



BOURNEMOUTH & DISTRICT LAW SOCIETY

REGISTER OF LOCAL RESTRICTIVE COVENANTS

**(Fourth Edition January 2018 - First Revision February 2019 – Second Revision December 2020 – Third Revision April 2021)
Fourth Revision July 2021**

1. This Register has been produced from the information collated from a number of local firms. The column marked "Enforceability" indicates the "best opinion" from the information as collated. Detailed steps to verify the accuracy of the information received have not been undertaken and accordingly no guarantee can be given as to its accuracy but it should only be used as a starting point for making enquiries. The author and the Society accept no liability for any reliance placed thereon.
2. There are undoubtedly other local covenants not appearing in the register on which local solicitors may have information. Accordingly local solicitors are invited to forward any relevant information in writing to Bournemouth & District Law Society, c/o Property Group Chair, Borough Chambers, Fir Vale Road, Bournemouth, Dorset, BH1 2JJ (DX 7616 Bournemouth), so that it can be collated with a view to publishing Further Editions when there is sufficient new information to justify it.
3. Where appropriate the comments column has a brief indication of the evidence available. Where available, supporting documents can be viewed as a separate download. This list has been paginated to assist with finding the relevant documents.
4. Wherever possible entries are cross-indexed showing all the names of the original covenants and the name by which an Estate is known and the names of the successors.
5. The Register is available to all members of the Society.

Name	Other Name	Location of Land	Agent or Present Owner	Solicitor	Best Opinion As to Enforceability	Comments	Document Number in Letters
Alexander Jesse Abbott & James Bernard Paynter	See Read and See Scott						
Rt Hon Napier George Henry Baron Alington	See Lilliput Management Limited						
Alumhurst Estate	G Cole	Alumdale Road, Alum Chine			No		
Bacoltan Ltd		The Medway Clive Road Havelock Way Highcliffe			No	Went into liquidation in Early 1980s	
AC Barnes & Co		Land at Muscliffe and Castle Lane			No	Letter from Rendall Lichfield & Co 28.9.04	1 & 1A
Alfred Williams Barnes		Crossmead Avenue, New Milton, Highcliffe & Friars Cliff			No	Letter from D'Angibau & Malim 16.3.78 & D'Angibau & Willmot 3.7.95	3 & 4
Barstow	See Hanbury-Tracy- Domville						
Barker-Mill Ashley Clinton Trust		Woodside, Lymington Road, New Milton	Longdon Management Ltd		No	Letter from Longdon Management Ltd 6.10.83	2
A Bartlett	See TB Scott						
Barton Court Estate		Barton Hants			No	Locally believed unenforceable	
Barton-on-Sea Lands Co		Barton Hants		Preston Redman Hinton House, Hinton Road, Bournemouth, Dorset BH1 2EN – 01202 292424	Yes	Claimed to be by Preston Redman	

Name	Other Name	Location of Land	Agent or Present Owner	Solicitor	Best Opinion As to Enforce-ability	Comments	Document Number in Letters
Arthur Bedford		Southbourne			Yes	Son John Bedford of 35 Braemar Avenue, Southbourne, Bournemouth BH6 4JG – Claims to be able to enforce	
Charles Henry Belbin		Parkstone Avenue Estate			No	Letter Maitland Durrant & Grange-Bennett 29.10.74	5 & 63
Benton-Jones	Sopley Estate Sopley Park Kemp Welch Sopley Estate Ltd Zibeline Ltd	Sopley, Winton		Preston Redman Hinton House, Hinton Road, Bournemouth. BH1 2EN 01202 292424	Yes		
Berridge Investment Co Ltd		Wilderton Road West, Poole	G Phipps, 8 Mornish Rd, Poole BH13 7BZ & M Wade, Little Oast, 4 Empshott Place, Empshott, Liss GU33 6HX			Enquire of Phipps or Wade	
Bierton	See Lees						
Binnie		St Osmunds Road, Parkstone			No	Letter Gustavus Thompson & Co 4.5.66	6
CB Blissett & HA Cooper		South Parkstone/Lillput, Poole			No	No one known entitled to enforce	
Bodley Scott	See Canford Cliffs Land Society Ltd						

Name	Other Name	Location of Land	Agent or Present Owner	Solicitor	Best Opinion As to Enforceability	Comments	Document Number in Letters
Boscombe Conservative Land & Building Society Ltd		Pokesdown & Southbourne, Bournemouth			No	Locally considered unenforceable	
Boscombe Manor Estate	RT Sobey	Grassmere Road & other areas in Boscombe, Bournemouth			No	But part of the Estate sold shortly after the war & Fox & Sons were advised by RT Sobey no longer enforceable Letters from Fox & Sons 5.8.74, 2.12.75, 3.3.65 & 13.6.56	7 - 12
Boughley	See Drax						
Bourne Estate	Public Trustee HN Solly				No	Tranches of land were sold to Courtenay Dickinson & JB James in 1930's. Dickinson Manser (now Trethewans) say no deeds of Release have been granted since 1940's and not aware of anyone who can enforce them.	
Bournelands Ltd		Green Park Estate New Milton		Harold G Walker Wimborne office	Yes (some) No (some)	HG Walker & Co confirmed in 1993 the company had not retained any land in the area and did not seek to enforce covenants on the Green Park Estate. Any other covenants imposed by this company on other developments may be enforceable. Contact HG Walker & Co NB may be wound up	
Bournemouth Land Society Ltd		Pokesdown & Southbourne, Bournemouth			No	Locally considered unenforceable. Company wound up in 1974, Letter Druitts 30.1.81, Company Search 29.1.92 . P 14-14B	14 – 14B

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The Bournemouth & Branksome Land Society Ltd		Motcombe Road, Branksome			No	No record of company at Companies House	
Bowditch Miss S A M	See Cooper Dean						
Boyland & Son Ltd		Wolhayes Garden Estate Highcliffe	Boyland & Son Ltd, 896-873 Ringwood Road, West Howe, Bournemouth		Yes	Also acquired the benefit of the covenants imposed on the Wolhayes Garden Estate by RE Stanley (Bournemouth) Ltd (see RE Stanley)	72 - 78
Bradford FG		Bournemouth			No	Letter Clarke Willmott & Clarke 28.3.95	15
Branksome Dene Estate			MJ Bradley Landmark Estates (Bournemouth) Ltd Eastwoods House, Birchy Hill, Sway, Hants. SO41 6BJ	Matthew & Matthew LLP 194 Seabourne Road, Bournemouth BH5 2JD	Yes	Believed title register of 130 Alumhurst Road when owned by Mr and Mrs RD Lane shows the benefit of the covenants was assigned with that property. Company dissolved 20.10.2009	16

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Branksome Park Association Limited Supporting papers 105-119	Branksome Park Estate	Branksome Park & Canford Cliffs, Poole	John Stanborough	(Alan) Kerr & Co, Notary Public, 4 Millhams Street, Christchurch.	Possibly	Accepted locally to be enforce-able NB These abut Canford Cliffs Land Society Ltd Covenants NB However it should be noted that the present company of this name was only incorpo-rated on 26.6.81. In 2004 McCarthy & Stone successfully applied to the Lands Tribunal to vary covenants on a site in The Avenue, Westbourne. Branksome Park Association Ltd chose not to defend the application	105 - 119
Branksome Estate		From Alder Road to Bournemouth Square & from the North side of Poole Road to southern edge of Talbot Woods.	Patrick Woodford of Symonds & Sampson	Justyn Bar at Preston Redman, Hinton House, Hinton Road, Bournemouth. BH1 2EN – tel 01202 292424	Yes	NB Not to be confused with Branksome Tower Estate or Branksome Park Estate or Branksome Dene Estate	
Branksome Tower Estate		Branksome Park & Canford Cliffs			No	Locally considered unenforceable, see letters James D Walker & Hinds 17.12.70 & Dixon Coles & Gill 21.12.70	17 - 18
Brennand William E		Blair Avenue, Parkstone			No	Letter Trevanion & Curtis 15.9.76	19
Brewer Estate		Verwood		Letcher & Son, 24 Market Place, Ringwood. BH24 1BS – 01425 471424	Yes		

Name	Other Name	Location of Land	Agent or Present Owner	Solicitor	Best Opinion As to Enforce-Ability	Comments	Document Number in Letters
Broadstone Development Co Ltd	Harold J Palmer (Broadstone) Ltd	Broadstone Wimborne Corfe Mullen	Registered Office: 9 The Square, Wimborne Minster, Dorset BH21 1JA	Mrs Sue Middleton, Steele Raymond, Richmond Point, 43 Richmond Hill, Bournemouth. BH2 6LR	Yes		
Burchfield	See Fryer						
Butchart	See Fryer						
Butts Farm Estate		Queens Park		Kerr & Co, Notary Public, 4 Millhams Street, Christchurch – 01202 487878	Yes	Stanborough (Developments) Ltd of 1 Longfleet Road, Poole. BH15 1HN	
Canford Cliffs Land Society Ltd	formerly Canford Cliffs & District Land Co Ltd Hutchinson & Bodley Scott	Canford Cliffs		Peter Dawes – Queens Acre, 4b Spencer Road, Canford Cliffs, Poole. BH13 7EU peterdawes.t21@btinternet.com	Yes	See email 21.2.2013 (not available)	
Canford Estate	see Lord Wimborne						
L Carter		Kitscroft Road, Kinson			No	Letter Aldridge & Brownlee 8.12.02	20
William Carter	See Homesteads Limited						
Chamberlain	See Drax also see Lees						

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Chewton Park Estate	Heppenstall Covenants	Chewton Park Highcliffe		Frettons (Ref: CH/MF) The Saxon Centre 11, Bargates, Christchurch BH231PZ 01202 499255 (Wessex Legal) Also Peter Watson-Lee	Yes	Legal ownership claimed by Chewton Park Estate Limited (previous name Wessex Legal Services Limited)". as legal assignees of the remainder of the Estate (comprising largely of Seaview Road) and the benefit of the restrictive covenants.It is also claimed that this is a Building Scheme/Scheme of Development	120 - 125
				watson-lee@outlook.com re Building Scheme/Scheme of Development claim		enforceable by any owner of the various plots on the estate. Apply to BDLS office for a copy of the note detailing the argument for this.	
Christchurch & Bournemouth Benefits & Building Society No 2	See John Green						92
Horace William Clark		Poole, Bournemouth & Wimborne		Luff Brook Carter, 521 Ringwood Road, Ferndown, Dorset. BH22 9AQ – 01202 871311	Probably Not	Luff Brook Carter (LBC) act for son Norman John Clark – HW Clark died 1989 – Claimed to be enforceable NB letter from Dickinson Manser 11.2.08 confirming that they do not act for the Estate but they hold a deed packet for main access road in the name of AJ Dacombe and H Child. See also letter from LBC dated 9.3.07	21 23

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Ronald John Clark	KM Clark MA C Simmonds (Executors)	Highcliffe & Walkford			No		
Clark	See Drax						
Clark	See Hanbury-Tracy Domville						
Clinton		Woodside/Croftne ed New Milton			No	Letter from Longdown Manage- ment Ltd 4.12.85 & Rollit Farrell & Bladon 26.7.95	2 & 24
Clifford Sears Limited		Hinton Wood Estate Highcliffe			No	Letter sent to Mooring Aldridge & Brownlee 20.8.76 confirming no longer any interest and company wound up voluntarily (no copy available)	
Collins	See Mason						
Cole G	See TB Scott						
Comben Homes Limited Comben & Wakeling Limited Comben Group Limited	See Persimmon Homes SE Limited						
TA Compton	See Stourcliff Estate						80-82
Cooper HA	See CB Blissett						

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The Misses AE & EB Cooper-Dean	Miss SAM Bowditch & Mr RG Gates Alice Ellen Cooper-Dean Charitable Foundation Joseph Cooper-Dean	Large areas of Bournemouth West Cliff, Lansdowne, Charminster, Littledown, Throop & Dean Park		Adrian Falck of Preston Redman, Hinton House Hinton Road, Bournemouth BH1 2EN	Yes	Well accepted locally	
Corfe Millen Development Co Limited		Corfe Mullen Broadstone	AN Wilkes, Austin House, 43 Poole Road, Westbourne, Bournemouth BH4 9DN		Yes		
William Cornwallis West		Newlands Manor Estate Milford			No	Copy Order P25 Affidavit by VO Arnold 23.10.63	25 - 32
Creed	See Mason						
Critchel Estates Ltd	Baron Alington Marten	Witchampton, New Town, North East of Blandford, Dorset	Savills, Wessex House, East Borough, Wimborne – 01202 887331	Preston Redman, Hinton House, Hinton Road, Bournemouth. BH1 2EN – 01202 292424	Yes	Enforceable	
Cross	See Hanbury-Tracy-Domville						
William D'Angibau		Bournemouth & Christchurch			No	Letter dated 4.10.96 from D'Angibau Willmott stating not aware of anyone who can enforce them (no copy available)	
Name	Other Name	Location of Land	Agent or Present Owner	Solicitor	Best Opinion As to Enforce-	Comments	Document Number in Letters

					Ability		
De Moulham	See De Moulham						
Charles Denny		Ferndown			No	Counsel's Opinion 27.1.64 NB FW Denny imposed some covenants in this area which are enforceable (Counsel's Opinion)	95-104
FW Denny		Ferndown			Yes	Counsel's Opinion 27.1.64	95-104
Courtenay Dickinson	See Sunderland						
Dinsmore	See Fryer						
Drax Estate	See Boughley Chamberlain, Chalmers, Clark, Forbes, Fortescue, Francis, George, Hughes, Lees, Lings Macdonald, Pelham Burn, Pile, Plunkett-Erie-Drax, Ponsonby, Preston, Wale & Wickham	Bere Regis, Dorset	Mr JD Bowerman, Morden Estate Co, Estate Office, Charborough Park, Nr Wareham, Dorset. BH20 7EW – 01258 857204	William Buchanan Preston Redman Hinton House, Hinton Road, Bournemouth. BH1 2EN – 01202 292424	Yes		
E Durrant	See TC Eaton						
E Dyke	See TB Scott						
East Howe Estate, Bournemouth	See MJ Read (& JB Paynter)						
TC Eaton & R Ives (successors to E Durrant & W Ovebury)	Ives Estate	Bournemouth, Westbourne & Norwich Avenue	Foxes Property Management, 8 Poole Hill, Bournemouth – 01202 299099	Justyn Bar Preston Redman Hinton House, Hinton Road, Bournemouth – 01202 292424	Yes	Well accepted locally	
Edwards	See Cooper Dean						

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Elms Estate	See BDP Sunderland	Pearce Avenue Elms Avenue Elms Close Turks Land & Sandbanks Road	Geoff Funnell, Elms Estate Association (previously of 11 Pearce Avenue, Lilliput, Poole, Dorset – no longer at that address in 2017 and no onward address available		Possibly	2 well-known local developers have built properties in breach of the covenants and despite correspondence no action has been taken to enforce – refer to email from Dickinson Manser 29.5.2013	33
Elphinstone Covenants		Chewton Glen & Land to east end of Highcliffe			No	Letter to Williams Thompson & Slinger from Le Brasseur & Oakley of 15.12.67 P34 confirming not aware of anyone who could enforce the covenants	34
Ensbury Mount Estate Bournemouth	See MJ Read (& JB Paynter)						
Ensbury Park Estate No 1	See MJ Read (& JB Paynter)						
Evans	See Cooper Dean						
Evans	See Weymouth Bay Estate						
Evans Property Co	Earl of Malmesbury	St Leonards, Ringwood				See entry under Earl of Malmesbury	
Fairmile Estate	See MJ Read						

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Flag Farm		Brudenell Avenue and Road		Mark Hensleigh of Preston Redman, Hinton House, Hinton Road, Bournemouth BH1 2EN – 01202 292424	Not sure	J Hague & S Cole of The Red House, 1a Brudenell Road claim to be able to enforce these	35
Flymast Developments Ltd	General land Development Company (Wessex) Ltd			Harold G Walker, 1 The Square, Wimborne, Dorset BH21 1JS	Yes	Flymast Developments Ltd claim to be the successors in title to General Land Development Company (Wessex) Ltd	
WH Foot (Investments) Limited		Broadstone			No	Company struck off 9.1.1971	
Forbes	See Drax						
Forest Farm Estate	See Lilliput Management Ltd						
Fortescue	See Drax						
E Fox	H Litchfield	Bitterne, Southampton Glenfield Estate			Probably not	Letter Rendall Litchfield 28.9.04	1-1A
Frances	See Drax						
FE Frinton	See Barker-Mill Ashley Clinton Trust						
Gates Mr RG	See Cooper Dean						
General Land Development Company (Wessex) Limited	See Flymast Developments Ltd						
CAD George		Herbert Road, Westbourne & Land at Corfe Mullen			No	Letter Buchanan & Llewellyn 19.5.72, 30.10.80 & 23.8.83	36 - 38

Name	Other Name	Location of Land	Agent or Present Owner	Solicitor	Best Opinion As to Enforce-Ability	Comments	Document Number in Letters
George	See Drax						
Gibson	See Lees						
Samuel Gidlow & Isabella Rose Gidlow & William Joseph Gidlow	See Sandecotes Estates						
Gwendoline Seale Gordon		Chaddesley Glen, Canford Cliffs, Poole			No	Covenant requiring sites of each house to be at least half an acre. Many early houses do not have this.	
Thomas Gosling	See John Green						
Greathed	See Hanbury-Tracy-Comville						
John Green & Thomas Gosling	Held on behalf of "The Christchurch & Bournemouth Benefits Building Society No 2"				No	Letter Frank Lane & Lane 1.2.36 & Building Society wound up in 11.2.23	92
Green	See Lees						
Greenway Close Estate		Greenway Close, Lymington			No	Believed unenforceable: The Key Haven Syndicate Ltd – Dissolved, H Hawkins & Son (Bmth) Ltd – in liquidation	
The Grove Estate		Parkstone			No	Letter from Chairman 26.6.76	13
Grove Farm Estate Christchurch	See MJ Read						
CEF Hanbury-Tracy-Domvile (successor to Mrs CE Oldfield) Sir Algeron Kerr, Butler Osborn and Montague Lewis Parkin	Uddens Estate	Wimborne	Chichesters, 33 West Borough, Wimborne, Dorset	Preston Redman (Douglas Neville-Jones) Hinton House, Hinton Road, Bournemouth BH1 2EN Tel: 01202 292424	Yes	Generally accepted locally	
AF Harding	H Litchfield	Bitterne, Southampton				Letter Rendall Litchfield 28.9.04	1 – 1A

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Harry J Palmer (Broadstone) Limited		Wimborne, Broadstone, Corfe Mullen, Lytchett Matravers	Registered Address – 9 The Square, Wimborne Minster, Dorset BH21 1JA	Steele Raymond LLP, Richmond Point, 43 Richmond Hill, Bournemouth BH2 6LR (Mrs Sue Middleton)	Yes		
Harry J Palmer Holdings Ltd	See Broadstone Dev Co Ltd		Registered Address – 9 The Square, Wimborne Minster, Dorset BH21 1JA	Steele Raymond LLP, Richmond Point, 43 Richmond Hill, Bournemouth, Dorset BH2 6LR		The Group of Companies contain: Harry J Palmer Holdins Ltd, Harry J Palmer, Broadstone) Ltd, Broadstone Development Company Ltd, Nurseries Development Co Ltd, Wimborne Development Co Ltd and Stour View Estates Ltd	
JC Harvey	See TB Scott						
Clement John Haydon & Harold Whitchurch Mooring Aldridge					Probably not	Letter of Mooring Aldridge & Haydon 22.7.83	94
Haydon	See Mason						
Joseph Wilfred Hayward		Mortimer Road, Charminster, Bournemouth			No	Confirmation received from PW Hayward (grandson) does not know of anyone who claims to enforce covenants	
Reginald Thersher Hayward Douglas Winifred Hayward Clifford Howard Hayward		Queens Park			No	Haywards the Builders have stated “their powers under covenants have now expired”	
Heath Estate Ensbury Park, Bournemouth	See MJ Read (& JB Paynter)						
Heppenstall	See Chewton Park Estate						

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Highcliffe Castle		Rothesay Drive, Highcliffe			Yes	Christchurch Borough Council claims to have the benefit of covenants that benefit Highcliffe Castle	
Hillbourne Estate	See TB Scott				No		39 - 40
Hoare	See Stourcliffe Estate						
Hollingshead	See Cooper Dean						
Homesteads Ltd		Shore Road & Chaddesley Glen, Canford Cliffs, Poole	Kinson Limited acts for Homesteads Ltd – please see full details on their website: www.homesteadslimited.co.uk	Nockolds (LBR) Bishop's Stortford office, 6 Market Square, Bishop's Stortford, Herts. CM23 2UZ	Yes	Company still interested in its restrictive covenants – full details on the website.	
RV Hosking		Farm Land & Highlands Road, Barton-on-sea	Mr Chappel of Highlands Road claims benefit		Yes		
Hughes	See Drax						
AC Hunter					No	Nobody knows who acts or has any rights	
Hutchins	See Canford Cliffs Land Society Ltd						
Ireland	See Cooper Dean						
Ives Estate	See Eaton						
John Jagger (Parkstone) Ltd	John Jagger			Trethowans – 5 Parkstone Road, Poole. Tel: 01202 673071	No	Company struck off, enquire of Trethowans (formerly Dickinson Manser) (S Howell) and letter of 20.11.1998 from Dickinson Manser (no copy available)	
John Jagger (Parkstone) Limited	See John Jagger						
John Maunders Group	See Westbury						

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Jagrid Developments Ltd		Broadstone			No	Company dissolved 31.12.1980	
James	See Fryer						
James	See Mason						
John Jay		Victoria Park Estate			No	Believed no one can enforce	
Joass		Brudenell Avenue & Shore Road, Poole			Not known	Taylor Willcocks Zabell & Co of Cheam acted till 1948	41 – 45 Also 46-57 re Lilliput Management Ltd
Kemp Welch	Winton			Preston & Redman (John Buchanan)	No		
Kingsbere Estate Ltd		Nea House Estate			No	Company went into liquidation many years ago	
Kinson Park Estate	See Sunderland	Kinson			No	Letter Dickinson Manser 8.2.73 (no copy available)	
Lake Estates Ltd		Lake Drive and Napier Road, Hamworthy	Mr A Zogolovitch, Magdalen House, 136-148 Tooley Street, London SE1 2TU			Original company dissolved more than 20 years ago. However Mr Zogolovitch who is a managing direct of a “new” company of that name claims to be able to enforce them	
FA Lane	See Scott						

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Lansbourne Ltd		Durland Close New Milton	Own no land in New Milton – unenforceable but Flymast Trading Co Ltd, 4 Christchurch, Bournemouth BH1 2NE will grant approval for nominal sum (see above)				
Jack Layland	Litchfield	Pearce Avenue, Lilliput		Rendall Litchfield & Co (John Barty and Peter Norman – amalgamated with Rawlins Davy January 2005)	No	Letter 21.8.98 saying covenants are unenforceable) Letter from Rendall Litchfield & Co 28.9.04	83 1 & 1A
Lea	See Cooper Dean						
Sir Christopher Lees	See South Lychett Estate, Bierton, Chamberlain, Mark, Gibson, Green, Ormond Sir Thomas Lees (deceased)	Lytchett Minster, Upton Holton Heath, Organford		Justyn Bar Preston Redman, Hinton House, Hinton Road, Bournemouth. BH1 2EN – 01202 292424	Yes		
Earl of Leven & Melville		East Avenue, Glenferness Avenue, Talbot Woods, Much of Winton, West of Wimborne Road as far north as Victoria Park Road	Nettleship Sawyer, 6 Dean Park Crescent, Bournemouth BH1 1HL – 01202 556491	Laceys, 5 Poole Road, Bournemouth, Dorset (Jonathan Ogden)	Yes	Considered enforceable Page 60	

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Leybourne Estate Company Limited					No	Company dissolved prior to 1986 having changed its name from The Fairmile Estate Company Limited	
Lilliput Management Ltd successors to RT Hon Napier George Henry Bacon Alington	Forest Farm & Pottery Farm Estates	Mount Grace Drive, Lilliput		Mr Justyn Barr, Preston Redman, Hinton House, Hinton Road, Bournemouth BH1 2EN – 01202 292424	Yes		46 – 57 Also 41 – 45 re Joass
Lings	See Drax						
Litchfield	See Layland and See Rendall						
London & Homes Counties	Penn Hill Estate	Penn Hill & Kings Avenue, Parkstone			No		
Lytchett Matravers Estate	See Mason						
McCarthy and Stone (Developments) Ltd	See Branksome Park Association Ltd	The Avenue, Westbourne Bournemouth					105 - 119
MacDonald	See Drax						

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Earl of Malmesbury	The Hon JC Harris & JN Mattley & PR Fitzgerald & Charminster Avenue Estate	Charminster, Bournemouth Queens Park	Fowler Fortescue (AWF) Pitchpenny House, Fonthill Bishop, Salisbury, Wilts SP3 5SH 01747 820031	Fladgate LLP, 16 Great Anne Street, London. WC2B 5DG	Yes	The following are the dates of death of the persons originally entitled to the jointure rentcharge charged to the Charminster Avenue Estate in respect of which indemnities were given by the Earl of Malmesbury, Rt Hon Susan Hamilton Countess of Malmesbury died 21.11.35 & The Hon JW Harris died 17.2.33 & Lady AM Eye (formerly Harris) died 9.4.40 & Lady CC Harris died 14.6.1898 & Lady BHE Baillie died 13.4.1911 & Lady FL Grant (formerly Harris) died on 27.7.1909	
Earl of Malmesbury	Evans Property Co	St Leonards, Ringwood	Fowler Fortescue (as above)	Refer to agents		Claimed by agents to be enforceable. Fee 2017 to estate and £250 + VAT to solicitors	
Robert Monsack Manser	See Sunderland			Trethowans Poole	No	Letter 14.3.05 from Dickinson Manser	59
Mark	See Lees						
Baron Alington Marten	See Crichel Estates						
Maslen	See Scott						
Mason Dillon-Trenchard	See Lytchett Matravers The Public Trustee Collins, Creed, Haydon, James, Mooring Aldridge, Rothchild Trust Co (CI) Ltd	Lytchett Matravers East Dorset		Preston Redman, Hinton House, Hinton Road, Bournemouth BH1 2EN – 01202 292424	Yes		
Maunder	See Westbury						
Melville	See Earl of Leven & Melville						
EP Merefield	Witcher	New Milton			No	Letter from Brook Oliver of 10.5.89 (no copy available)	

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GCCTG Meyrick	Meyrick Estate	Bournemouth East Cliff, Braidley Road areas, Hinton Admiral, Christchurch	Meyrick Estates Management Ltd, Meyrick Estate Office, Burnham, 7 Gervis Road, Bournemouth BH1 3ED – 01202 318586	Mr Suki Samra, Lester Aldridge, Russell House, Oxford Road, Bournemouth BH8 8EX	Yes	Well accepted locally	
Andrew Montague		Walpole Road, Boscombe			No	Regarded as such even before World War 11	
JH Moore	See TB Scott						
Harold Whitchurch Mooring Aldridge	See Clement John Haydon						
Mooring Aldridge	See Mason						
Morrison	See Hanbury-Tracy Domville						
The Moser Estate				Laceys, 5 Poole Road, Bournemouth, Dorset BH2 5QL – 01202 557256 (Jonathan Ogden)	Yes	Believed enforceable	60
De Moulham Estate, Swanage		Victoria Avenue northwards to Barfield Avenue boarded on east by De Moulham Rd & on west by Northbrook Road plus a small area of land between Clifton Rd, Seaward Road and Ullwell Rd, Swanage			Yes	Believed benefit assigned to Swanage Town Council	

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Neville-Jones	See Cooper-Dean						
Newlands Manor Estate	See W Cornwallis West						
CRI Nicholl	See Barker-Mill Ashley Clinton Trust						
Norton Estate (John Joseph Norton)		Hillcrest Road, Moordown, Bournemouth Croft Road, Kinson Vale Estate Canford Heath			Yes		
Norton Williams (Builders) Ltd		Creekmoor			Probably not	Company dissolved 11.2.97	
Nurseries Development Co Ltd		Wimborne, Broadstone, Corfe Mullen	Registered Address – 9 The Square, Wimborne Minster, Dorset BH21 1JA	Steele Raymond, Richmond Point, 43 Richmond Hill, Bournemouth. BH2 6LR (Mrs Sue Middleton)	Yes		
Miss CE Oldfield	See Hanbury-Tracy- Domville						
Omond	See Lees						
Orman James		Pinewood Road, Beaufoys Avenue, Ferndown			No	Counsel's Opinion 27.1.64	95 - 104
Sir AKB Osborn	See CEF Hanbury-Tracy- Domville						
W Ovebury	See TC Eaton						
Palmer (Harry)	See Broadstone Dev Co Ltd						
James Bernard Paynter	See Alexander Jesse Abbott & MJ Read						
Alexander Paris		Stourwood Avenue, Southbourne, Bournemouth			No	Letter from Paris Smith & Randall 14.6.91	61
Montague Lewis Parkin	See CEF Hanbury-Tracy- Domville						

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Parkstone Avenue Estate	See Charles Henry Belbin						5 & 63
Pedigree Stock Farm Developments Limited		Avon Castle & Ashley District south of the A31			Possibly	The Company is still in existence at Paynes Hay Farm, Braishfield, Romsey, Hants SO51 0PS (Reg Office is 8 Fielding Road, Bedford Park, London W4 1HL)	
Pelham Burn	See Drax						
Penn Hill Park Limited	Penn Hill Avenue Estate	Penn Hill Common south of Bournemouth Rd adjacent to Overbury Road	KS Binnie of 9 Wimborne Close, Chislehurst, Kent & Mrs A Chalmers of Ashmede Brenchley, Tunbridge, Kent		No	Believed unenforceable. Company wound up but enquire of agents	
HJ Penny	H Stanton	Thornhill House Estate, Southampton			Probably Not	Letter Rendall Litchfield & Co 28.9.04	1 & 1A
Perkins Building Company		Lyndale Close Milford –on-Sea	Mrs Perkins, Lyndale Close, Milford-on-Sea	Mrs A Jennings – Heppenstalls, 75 High Street, Lymington. SO41 9YY – tel: 01590 675344	Yes		
Persimmon Homes (SouthEast) Limited	Comben Homes Comben Group	Bearwood & elsewhere	Persimmon House – Fulford, York YO19 4FE	Legal Department, Persimmon, Fulford, York YO19 4FE	Yes		
Pile	See Drax						
Plunkett-Ernie-Erie-Drax	See Drax						
Ponsonby	See Drax						
Poole Harbour Commissioners		Land surrounding Poole Harbour	Mr J Stewart, Chief Exec, Harbour Office, 20 New Quay Rd, Poole. BH15 4AF – tel: 01202 440200	Possibly Lester Aldridge – Southampton Office	Yes	Considered enforceable locally	

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Lord Portman	Portman Estate	South Boscombe and Southbourne	Goadsbys – 99 Holdenhurst Road, Bournemouth. BH8 8DY		Yes	Well accepted locally	
Portman Estate Boscombe	See MJ Read						
Pottery Farm Estate	See Lilliput Management Ltd						
Preston	See Drax						
L Prince	H Litchfield	Thornhill Southampton			Probably Not	Letter Rendall Litchfield & Co 28.9.04 Pp 1-1A	
The Public Trustee	See Mason See Bourne Estate						

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Queens Park Estate		Broad Avenue, Queens Park Bournemouth			Not known	Letter of approval of Mooring Aldridge & Haydon 21.7.65 (p62) But Haydon the builders do not now claim to enforce	62
MJ Read	Alternatively Abbott	Fairmile Estate, Christchurch Grove Farm Estate, Christchurch, Portman Estate Boscombe, Stourfield Estate West Southbourne	Mr BP Read 14 Rhinefield Close Brockenhurst SO42 7SU	Kiteleys	Yes		
MJ Read and JB Payner	Alternatively Abbott	East Howe, Bournemouth Ensbury Mount Estate Ensbury Park Estate No 1 Heath Estate, Ensbury Park Redhill Common Estate, West Moordown Estate, South Moordown Estate, Bournemouth Wotton Farm Estate, New Milton	Mr BP Read, as above	Porter Dodson, The Quaid, Blackbrook Park Avenue, Taunton. TA1 2PX – tel: 01823 625844	Yes		
EW Rebbeck	See TB Scott						
Redhill Common Estate Bournemouth	See MJ Read (& JB Paynter)						
Regester	See Fryer						
H Rendall	H Litchfield	Castle Lane and Kinson Manor Estate			No	Letter Rendall Litchfield & Co 28.9.14	1 – 1A

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Robb Family Covenants		Land boarded by Station Road, Ashley Road, Osborne Road and Lyon Avenue New Milton			No	Letter of Brook Oliver 28.4.83	64 - 65
Robins	See Hanbury-Tracy Domville						
GH Rolls		Cecil Avenue Bournemouth			No	Letter Preston & Redman 30.10.64	66
Rothschild Trust Co (CI) Ltd	See Mason						
Royal Bank of Canada Trustees (Jersey) Ltd	See Benton-Jones						
Rugby Limited		Willow Way, Stour Road, Christchurch			No	Company wound up on 11.5.31. Flowerdew letter 19.2.1936	79
TH Russell Charitable Trust		Whitfield Park St Ives Park		Administrators of the TH Russell Charitable Trust, St Ives House, St Ives Wood, Ringwood. BH24 2ED – tel: 01425 473822	Yes	Letter from Lester Aldridge 7.11.2012 (no copy available)	67-68
Sandecotes Estate	Whitelock & Co Ltd S Gidlow IR Gidlow WJ Gidlow	Sandecotes Road	Mr Spearing of Whitelocks – 01202 763214	Adrian Falck Preston Redman, Hinton House, Hinton Road, Bournemouth – 01202 292424	Yes	Residue of Sandecotes Estate developed by Samuel Gidlow, Isabella Rose Gidlow and William Joseph Gidlow	67-68
Saptent Properties Limited					No	Company wound up 1982	
George Morley Saunders	See Andrew Montague						

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Scanfield Developments Limited					No	Company wound up in August 1990	
Messrs TB Scott , JH Moore, JC Hawey, G Cole, E Dyke, EW Rebbeck, A Bartlett		Alum Chine, Bournemouth	The Hillbourne Estate Approval of Plans		No	Considered unenforceable Covenants prohibit user otherwise than as a private dwelling, whole area now full of houses. Statutory Declaration of AH White 13.6.1929 under Hillbourne Estate	39-40
Messrs TB Scott , AH Abbott, FA Lane & WA Maslen		Riverside Estate (including Beaulieu Road) Christchurch	Mr & Mrs WG Trickett, 18 Beaulieu Road, Christchurch	Ms Patricia Smith of Rawlins Davy, Heliting House, 35 Richmond Hill, Bournemouth BH2 6HT	Yes		
MAC Simmonds	See RJ Clark						
Simmonds	See Cooper-Dean						
RT Sobey	See Boscombe Manor Estate						
NH Solly	See Bourne Estate						
Sopley Estate Limited	See Benton-Jones						
Sopley Park	See Benton-Jones						

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South Coast Land Society Limited		Bournemouth Moordown & Muscliffe areas	Offices at 43 Poole Road, Bournemouth, Dorset – 01202 765898	William Buchanan Preston Redman, Hinton House, Hinton Road, Bournemouth BH1 2EN – 01202 292424	Yes	Well accepted locally. Wimpey Homes Holding Ltd, High Street, West End, Southampton SO3 3JJ purchased benefit of covenants relating to land at Muscliffe, Wingmore Devs (Muscliffe) Limited Registered Office: Hammersmith Grove, London W6 7EN. May have some interest in these covenants as far as Muscliffe Park Estate is concerned. Letter from Maslen & Maslen 21.3.78 saying company had no property in Walkford (mislaidd but see letter from Wimpey 19.12.83 re Christchurch p 69) NB the present South Coast Land Soc was only incorporated on 20.7.78 – 2 previous companies by this name struck off – see filed Companies House documents	69 86-91
Southampton Gardens Suburb Ltd		Southampton: Witts Hill Estate Moorlands Estate Chessell House Estate			No	Letter Rendall Litchfield & Co 28.9.04	1 & 1A
Southbourne-on-Sea Freehold Company		Southbourne			Probably not	Letter Savills 4.11.05 says unable to trace agent or present owner	71
South Lychett Estate	See Lees						
South Moordown Estate Bournemouth	See MJ Read (& JB Paynter)						
St Ives Park	See TH Russell Charitable Foundation						
Stanley	See Cooper-Dean						

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RE Stanley (Bournemouth) Ltd	See Boyland & Co	Hinton Wood Avenue re Wolhayes Garden Estate				Boyland & Son claim to be able to enforce all RE Stanley (Bournemouth) Ltd covenants. RE Stanley himself died in 1959 and the company was subsequently liquidated but see attached letter from Morris Scott & Co 24.2.2010 and various Enclosures	71-78
H Stanton	See Penny						
DS Stewart & Sons Ltd	Stewart Garden Centre Covenants Ferndown			Steele Raymond	Yes		
Stour View Estates Ltd	See Broadstone Dev Co Ltd		Registered Address – 9 The Square, Wimborne Minster, Dorset BH21 1JA				
Stourcliffe Estate Co Ltd	See Stourcliff Estate TA Compton					Letter from Oscar H Whittingham & Sons 10.9.85	81-82
Stourcliffe Estate	Stourcliffe Estate Co Ltd	Southbourne, Bournemouth			No	Company struck off 7.1.49 Letter from Flowerdew & Co 14.2.62 (pp 81-82) Letter from D&D 20.1.78	80
Stourfield Estate West Southbourne	See MJ Read						70
Bruce Donald Pearce Sunderland Marsuck Manser & Courtenay Dickinson	See also Elms Estate	Kinson Park Estate, Haymoor Road & White Road Parkstone		(Elms Estate) Lester Aldridge, Oxford Road, Bournemouth (The Rest) Trethowans, 5 Parkstone Road, Poole – 01202 673071	Possibly not Possibly not	The Elms Estate covenants were assigned to Robert Elms Estate Association one of the Trustees being Dr Geoffrey Lott of 49 Pearce Avenue BUT see email from Dickinson Manser 29.5.2013 P33 & from Trethowans 8.11.2018	83 126

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Tinker and Emerton Ltd	Now part of John Mowlem Homes	South of Lymington Road, Highcliffe	John Mowlem Homes, Unit House, 33 London Road, Reigate, Surrey RH2 9HZ – 01737 247511 No longer at this address – Companies House register shows only a Northern Ireland Company now “cancelled”		Yes but not traceable?	They charged £6.90 to approve new plans in 1984. Letter from Aldridge & Brownlee 21.5.84. However letter from them dated 1.10.84 says they do not own any land in Highcliffe (no copy available)	
Uddens Estate	See Hanbury-Tracey-Domville						
Upton Pines Estate Ltd		Broadstone			No	Company struck off more than 20 years ago	
Wake	See Drax						
EJ Ward		Eldon Avenue, Barton			No	Letter from Marsh Warry & Arrow dated 3.3.72 to Heppenstalls stating the company did not retain any land and personal representatives would certainly not attempt to enforce the covenants (no copy available)	
Webb Estate		Ashley Heath, St Leonards, St Ives area			No	Truman-Moore of Ringwood (now Dixon & Templeton) have seen letters from Westminster Bank as Executors stating that they were not in a position to vary or release the covenants and generally they are regarded as unenforceable.	
Wessex Lands Ltd		Muscliffe Park			No	Letter Rendall Litchfield & Co 28.9.04	1-1A
Wessex Legal Service Ltd	See Chewton Park Estate						
West Hampshire Property Co Ltd		Warren Avenue Mudeford			No	Company went into voluntary liquidation in 1960	

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West Moordown Estate Bournemouth	See MJ Read (&JB Paynter)						
West Way Estate		Moordown Close			No	Considered by various local solicitors to be documentary evidence to support	
Westbury	See John Maunders Group Ltd	Fairmile Road, Christchurch	Persimmon House, Fulford, York YO19 4FE		Yes	Westbury purchased the John Maunders Group in 1998	
Weymouth Bay Estates		Weymouth		Pengillys	No	Letter	84
Ralph Victor Whiffen		Poole – developed with Horace William Clark		Trethrowans – 5 Parkstone Road, Poole – tel: 01202 673071 (GMP/RPW/CEC)	Yes	Claimed to be enforceable	
Whitcher	See EP Merefield						
Whitelock & Co Ltd				Preston Redman, Hinton House, Hinton Road, Bournemouth, Dorset – John Buchanan	Yes		
Whitfield Park	See TH Russell Charitable Trust						
Wickham	See Drax						
HG Willinick	See Barker-Mill Ashley Clinton Trust						
Wimborne Development Co Ltd		Wimborne Broadstone	Registered Address – 9 The Square, Wimborne Minster, Dorset BH21 1JA	Steele Raymond of Richmond Point, 43 Richmond Hill, Bournemouth BH2 6LR	Yes		

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Lord Wimborne	Canford Estate Bond Estate	Canford Heath, Parts of Poole and parts of Wimborne Purbeck area	Ms Molly Lammas Savills, Priors Walk, Wimborne. BH21 1PB tel: 01202 856890 E: molly.lammas@savills.com Smiths Gore of Woodcourt, Blenheim Road, Marlborough – Jason Lewis 01672 529052	Lester Aldridge, Russell House, Oxford Road, Bournemouth BH8 8ED	Yes	Well accepted locally – 11.11.20 charge £50.00 + VAT for approval of plans - £750 per additional dwelling See also letter from Savills 28.7.82 for info DO NOT CONFUSE WITH CANFORD ESTATES LTD!	85 and 93
The Rt Hon Sir Henry Drummond Wolff	See Andrew Montague						
Wooton Farm Estate, New Milton	See MJ Read (& JB Paynter)						
Stuart Wortley		Friars Cliff & Highcliffe			Probably	Christchurch Borough Council has apparently taken Counsel's opinion and now claim them to be enforceable by them	
Zibeline Ltd	See Benton-Jones						