

## **Sale of Garages**

This note concerns the sale of garages independently of a house.

All land at Port Solent is registered with the Land Registry, which means that any land or building must have its own Title Deeds.

When the estate was first developed the solicitors involved did not anticipate that garages might be sold independently of houses which complicates the procedure which now has to be followed.

The original documentation had each garage included in the Title Deeds of the house to which it was associated.

If the house and garage are to be separated, then an additional Title Deed has to be created. This second document must have the identical text to the original document.

We then have two Title Deeds which differ only in the associated plan (one showing the house and the other showing the garage). One document will carry the original registration number while a new number is created for the second document. As both documents have identical texts it is immaterial whether the house or the garage keeps the original number.

The original combined Title Deeds included a covenant committing the owner to pay Posol's annual service charge. As will be seen from the above, the Title Deeds for the garage on its own still includes this clause.

Although garages have existed on their own for many years Posol has never imposed the annual service charge on them. As at the time of writing, July 2026, the current Board of Directors has no intention of charging for garages. While it is most unlikely that any future Directors would impose such a charge, this has to be at their discretion.

Potential buyers of separate garages should consider the above before completing the purchase.

It is fully recognised that the above is not ideal, but Posol is constrained to work within the rules established by the Land Registry.

Please note that garages on the estate can only be sold to "A" shareholders and Posol's permission is required to register the new ownership with the Land Registry. Posol will readily provide this on condition that the correct legal procedure has been followed