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Official copy of register of title

Title number WSX387489

Edition date 16.01.2017

- This official copy shows the entries on the register of title on 26 JUN 2017 at 12:24:39.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 26 Jun 2017.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Durham Office.

A: Property Register

This register describes the land and estate comprised in the title.

WEST SUSSEX : ARUN

- 1 (23.03.1933) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land At Brus Lodge, 28 Kingsway, Bognor Regis (P021 4DH).
- 2 (16.01.2017) The land has the benefit of any legal easements granted by a Transfer of the land in this title dated 9 January 2017 made between (1) David Terrell Colley and Angela Victoria Colley and (2) Angela Victoria Colley but is subject to any rights that are reserved by the said deed and affect the registered land.

NOTE: Copy filed.

- 3 (16.01.2017) The Transfer dated 9 January 2017 referred to above contains a provision as to boundary structures.

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 (16.01.2017) PROPRIETOR: ANGELA VICTORIA COLLEY of 28 Kingsway, Bognor Regis P021 4DH.
- 2 Transfers to former proprietors contain Vendor's personal covenants.

NOTE: Copy of transfers filed under SX44865.

C: Charges Register

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

- 1 A Transfer of the land tinted pink on the title plan and other land dated 25 June 1935 made between (1) The Pard Estate Limited and (2) Frederick Louis Borissow contains covenants details of which are set out in the schedule of restrictive covenants hereto.

C: Charges Register continued

- 2 A Transfer dated 30 January 1951 made between (1) The Arthur Du Cros Trust Limited and (2) Lady Marjorie Suzanne Arlette Jenks contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 3 A Transfer of the land tinted pink on the title plan and other land dated 8 May 1961 made between (1) Blanche Alicia Bridges (Vendor) and (2) Riverside Caravan Centre (Bognor) Limited (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 4 The land is subject to the following right reserved by a Transfer of the land tinted yellow on the title plan dated 31 August 1964 made between (1) Lady Marjorie Suzanne Arlette Jenks and (2) Riverside Caravan Centre (Bognor) Limited:-

"EXCEPT AND RESERVED a right of drainage in favour of the owners and occupiers for the time being of the adjoining land on the south side of the land hereby transferred known as "Little Fellows" Craigweil on Sea Bognor Regis Sussex in common with all others entitled to the like right through the existing drain constructed under the land hereby transferred."

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Transfer dated 25 June 1935 referred to in the Charges Register:-

"The said Frederick Louis Borissow hereby covenants with The Pard Estate Limited for himself and his successors in title (and so as to bind not only himself personally so long only as he shall be the owner of the property but also as far as may be the property into whosoever hands the same may come) that no building act or thing inconsistent with the general stipulations and restrictions contained in the schedule hereto shall at any time be erected placed or done on the property.

THE SCHEDULE above referred to

1. No house or other building shall be erected except in accordance with elevations plans and specifications of the materials to be used for the walls and roofs of such houses or buildings and block plans in duplicate to be first submitted and approved of in writing by the Vendors' Architect, for which a fee of two guineas for each set of plans shall be paid to the Vendors' Architect on submission thereof.
2. Only one detached house at a net prime cost of at least £900 (exclusive of motor house stabling or outbuildings) shall be erected on the land. Net prime cost meaning net prime cost of materials and labour of construction only at lowest current prices.
3. Such house to be for private occupation an exception being made to approved professional people.
4. No tree on either site or verge to be removed without approval of the Vendors or their Architect. Any tree dying or destroyed must be replanted with one suitable to the surroundings.
5. All the boundary fences to be of approved material and pattern preference being given to posts and rails and hedges and such fences not to exceed 6 feet in height behind the building line and 3 feet 6 inches in front of the building line.
6. No hut caravan or house on wheels shall be placed on the site nor shall any temporary building or erection be placed thereon at any time without the Vendors' consent in writing being first obtained.
7. All wireless aerials to be confined to the roof or interior of the erected house. No advertisement other than notices to let or sell of approved size shall be displayed without the written consent of the Vendors or their Architect. And such boards or other forms of notice or

Schedule of restrictive covenants continued

advertisement shall not exceed in size a measurement of 4 feet by 3 feet. No laundry or washing shall be hung up on any part of the said land.

8. The site is marked with the minimum building line depth and the house shall not be erected further back without the sanction of the Vendors or their Architect.

9. No sand gravel or stone shall be removed from the site excepting what may be necessary in excavating the foundation of any building to be erected thereon, or in levelling the site for a garden.

10. No addition to the house or alteration to its approved elevations shall be made except on a plan approved in writing by the Vendors or their Architect.

11. No overhead telephone or telegraph wires to be erected and no permission shall be granted to the Postmaster General for the installation of the telephone excepting by agreement and with the consent of the Vendors, such consent not to be unreasonably withheld.

12. The Purchaser shall maintain the moiety of the Road verge and footpath edged blue on the plan hereto attached co-extensive with the land purchased and keep the same well maintained to the reasonable requirements of the Vendors until the said roads verges and footpaths are taken over by the Local Authorities.

13. The Vendors reserve the exclusive rights to release, waive or alter all or any of the foregoing stipulations and restrictions at any time whether before or after Conveyance in respect of any hereditaments or property whatsoever and to vary the layout of the Estate and also the rights to deal with any part or parts of the Craigweil Estate independently of and free from the said stipulations and restrictions or any of them and the Vendors shall not be bound to impose or enforce any stipulation or restriction in any manner or on any occasion.

14. The Purchaser shall not be entitled to any right of light or air which would restrict or interfere with the free user of any other part of the said Estate either for building or any other purpose.

15. In these stipulations and restrictions the expression 'The Vendors' shall (where applicable) include the Vendors (that is to say the Company and their successors in title) and the expression 'the Purchaser' shall include the Purchaser and his successors in title."

NOTE 1: The building line is set back 35 feet from the Kingsway boundary

NOTE 2: The land edged blue is part of Kingsway from the frontage to the crown of the road.

- 2 The following are details of the covenants contained in the Transfer dated 30 January 1951 referred to in the Charges Register:-

"1. No house or other building shall be erected except in accordance with plans and specifications first approved by the Vendors.

2. Any house erected to be used as a private dwellinghouse only.

3. No caravan or house on wheels to be placed on the land.

4. No laundry or washing to be hung out on the land."

- 3 The following are details of the covenants contained in the Transfer dated 8 May 1961 referred to in the Charges Register:-

"The Purchaser for itself and its successors in title HEREBY COVENANTS with the Vendor that the Purchaser will not so long as the land and premises edged red on the plan hereunto annexed and being part of the land comprised in Title Number SX5311 is in the ownership of the Vendor and Westminster Bank Limited as Personal Representatives of Walter Bridges deceased or in the ownership of the Vendor's Son Robert Brook Bridges allow any caravan or house on wheels to be placed on the land

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Schedule of restrictive covenants continued

hereby transferred.

NOTE: The land and premises edged red lie to the south-east.

End of register