



Official copy of register of title

Title number WSX37162

Edition date 09.03.2020

- This official copy shows the entries on the register of title on 09 Mar 2020 at 12:34:01.
- 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 09 Mar 2020.
- 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 (28.09.1979) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being The Old Mill House, Station Road, Angmering, Littlehampton and land lying to the south of The Old Mill House, Station Road, Angmering, Littlehampton (BN16 4HY).
- 2 The land tinted blue on the filed plan has the benefit of the following rights reserved by the Conveyance dated 26 June 1939 referred to in the Charges Register:-

EXCEPT nevertheless and reserving unto the Vendor and her successors in title owner and owners for the time being of the property coloured brown on the said plan and of the property on the North of and adjoining the property thereby conveyed the right of passage and water and soil through the common drain laid under the property hereby conveyed into the common cesspool the approximate position of which said drain and cesspool is indicated on the said plan the Vendor and the Purchasers and their respective successors in title paying or bearing a moiety of the cost of repairing the said drain and of emptying the said cesspool.

NOTE: The positions of the drain and cesspool referred to are shown by a blue broken line and the cesspool is marked on the filed plan.

- 3 (13.04.2018) An agreement dated 27 March 2018 made between (1) Margaret Anne Forrest and (2) Julie Carol Hinds and John Elliot Hinds relates to the southern boundary of the land in this title.

NOTE: Copy filed.

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 (26.02.2020) PROPRIETOR: SUZANNE JAYNE HOWLAND and SIMON PHILIP HOWLAND of The Old Mill House, Station Road, Angmering, Littlehampton BN16 4HY.

B: Proprietorship Register continued

- 2 (26.02.2020) The price stated to have been paid on 25 February 2020 was £390,000.

C: Charges Register

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

- 1 A Conveyance of land adjoining the north-eastern boundary of the larger piece of land in this title dated 7 October 1935 made between (1) Edward Peskett (Vendor) and (2) Colin Harvey Summers (Purchaser) contains covenants by the Vendor details of which are set out in the schedule of restrictive covenants hereto.
- 2 A Conveyance of The Old Cottage, Station Road dated 26 June 1939 made between (1) Edith Mary Williams (Vendor) and (2) Stanley Love Glanfield and Dagmar Patricia Caroline Glanfield (Purchasers) contains covenants by the Vendors affecting the land tinted blue on the filed plan details of which are set out in the schedule of restrictive covenants hereto.
- 3 (26.02.2020) REGISTERED CHARGE dated 25 February 2020.
- 4 (26.02.2020) Proprietor: BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC327000) of Halifax Division, 1 Lovell Park Road, Leeds LS1 1NS.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 7 October 1935 referred to in the Charges Register:-
- The Vendor as to the remaining land coloured green on the plan drawn hereon and with intent to bind all persons in whom the said remaining land shall for the time being be vested (but not so as to be personally liable under this covenant after he has parted with the said land) hereby covenants with the Purchaser that he the Vendor and the persons deriving title under him will henceforth observe and perform the stipulation set forth in the Third Schedule hereto
- Not to erect on the said land more than two houses with or without garages upon the existing Cottages upon the said land being pulled down or demolished.
- NOTE: The land coloured green referred to includes the larger piece of land in this title.
- 2 The following are details of the covenants contained in the Conveyance dated 26 June 1939 referred to in the Charges Register:-
- The Vendor hereby for herself and her successors in title covenants with the Purchasers and their successors in title that the Vendor and her successors in title will not at any time hereafter use the piece of land coloured brown on the said plan otherwise than for the erection of a motor garage and run-way such garage to be used only for private and not for trade purposes and further that any garage erected by the Vendor or her successors in title on the part of the said piece of land coloured brown on the said plan and marked "Garage" shall be erected on the same level as the entrance yard thereto and of normal garage height.
- NOTE: The land coloured brown referred to is tinted blue on the filed plan.

End of register