

Title Number : WSX329879

This title is dealt with by HM Land Registry, Durham Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 27 MAY 2020 at 13:52:54 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: WSX329879
Address of Property	: 47 South Way, Bognor Regis (PO21 5EY)
Price Stated	: £137,000
Registered Owner(s)	: PAUL FREDERICK HARRY NICOL of 1 Fairlands, North Bersted, Bognor Regis, West Sussex PO22 9BW and of 47 South Way, Bognor Regis, West Sussex PO21 5EY.
Lender(s)	: None

Title number WSX329879

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 27 MAY 2020 at 13:52:54. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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A: Property Register

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

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- 1 (27.08.2009) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 47 South Way, Bognor Regis (PO21 5EY).
- 2 (27.08.2009) The land has the benefit of the following rights granted by a Conveyance of the land in this title dated 27 May 1960 made between (1) Dorcas Rosina Peal (Vendor) and (2) Robert Thomas McIndoe (Purchaser):-

"TOGETHER ALSO with the free right of passage and running of water and soil through the drains situate on the adjoining premises to the North and known as Number forty-five forty-three forty-one thirty-nine and thirty-seven South Way aforesaid into the main sewer the Purchaser paying a proportionate part of the expense of keeping such drain in repair"

- 3 (08.09.2009) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.
- 4 (09.08.2011) The land has the benefit of the following rights granted by but is subject to the following rights reserved by the Conveyance dated 30 March 1935 referred to in the Charges Register:-

"Together also with the free right of passage and running of water and soil through the drains situate on the adjoining properties on the North and Numbered 45 43 41 and 39 South Avenue into the main sewer the Purchaser paying a proportionate part of the expense of keeping such drains in repair EXCEPT and RESERVING unto the Vendor the owner or owners for the time being of the adjoining properties on the South and Numbered 49 South Avenue of a right of drainage into the drains running through the premises hereby conveyed subject to the payment of a fair proportion of the expense of keeping such drains in repair."

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 (09.08.2011) PROPRIETOR: PAUL FREDERICK HARRY NICOL of 1 Fairlands, North Bersted, Bognor Regis, West Sussex PO22 9BW and of 47 South Way, Bognor Regis, West Sussex PO21 5EY.
- 2 (09.08.2011) The price stated to have been paid on 5 July 2011 was £137,000.

C: Charges Register

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

- 1 (27.08.2009) A Deed of Rectification of the land tinted pink on the title plan dated 23 May 1947 made between (1) Harry Arthur Neal and Frank Ernest Neal (Vendors) (2) Jack Bryan Sutton (Vendor) and (3) Bernard Hedley Charman (Bank Manager) contains the following covenants:-

"The said Jack Bryan Sutton and Bernard Hedley Charman for the benefit of the Newtown Estate of the Vendors at North Bersted aforesaid and so as to bind the property hereby conveyed hereby jointly and severally covenant with the Vendors:
a).....
....
b) Will not carry on any business on the premises hereby conveyed but will use the same as a private dwellinghouse only."
- 2 (09.08.2011) A Conveyance of the land in this title dated 30 March 1935 made between (1) George Alfred Neal (Vendor) and (2) jack bryan sutton (Purchaser) contains the following covenants:-

"FOR the benefit of the Vendor's Estate at North Bersted aforesaid and so as to bind the property hereby conveyed the Purchaser hereby covenants with the Vendor that he the Purchaser and his successors in title:-

.....
..

Will not carry on any business on the premises hereby conveyed but will use the same as a private dwellinghouse only."

End of register