



Title number WSX94309

Edition date 10.02.2014

- This official copy shows the entries on the register of title on 22 MAR 2017 at 09:59:07.
- 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 22 Mar 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 Land Registry, Durham Office.

A: Property Register

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

WEST SUSSEX : ARUN

- 1 (23.09.1985) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 1 Nye Cottages, Shripney Lane, Bognor Regis (PO22 9NU).
- 2 The land has the benefit of the following rights granted by but is subject to the following rights reserved by a Conveyance of the land in this title and other land dated 30 March 1984 made between (1) Ian Muir Langmead and others (Trustees) and (2) Donald Frederick Langmead (Grantee):-

"TOGETHER WITH all rights and easements and quasi-rights and quasi-easements hitherto used for the benefit of the property hereby conveyed over the adjoining land of the Trustees but Except and Reserving all rights and easements and quasi-rights and quasi-easements hitherto used for the benefit of the said adjoining land of the Trustees over the property hereby conveyed"

- 3 The land has the benefit of the following rights granted by but is subject to the following rights reserved by a Transfer of the land in this title dated 9 September 1985 made between (1) Donald Frederick Langmead (Transferor) and (2) Simon John Morgan (Transferee):-

"TOGETHER WITH a right of way with or without vehicles at all times over the roadway coloured brown on the said plan the Transferee and his successors in title paying a fair proportion according to use of the cost of maintaining the same AND TOGETHER ALSO with all rights and easements and quasi-rights and quasi-easements hitherto used and enjoyed by the said property over the adjoining property of the Transferor but EXCEPT AND RESERVING

1. A right of way on foot only at all times for the owners and occupiers of the adjoining property number 2 Nye Cottages over the pathway coloured blue on the said plan and
2. All rights and easements and quasi-rights and quasi-easements hitherto used and enjoyed over the said property by the adjoining and neighbouring properties of the Transferor"
- 4 By a Deed dated 14 August 1992 and made between (1) Donald Frederick Langmead and (2) Simon John Morgan the right reserved by Clause 1 of the Transfer dated 9 September 1985 referred to above was expressed to

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A: Property Register continued

be released in the following terms:-

"I DONALD FREDERICK LANGMEAD of Flansham House Flansham Near Bognor Regis West Sussex ("the Dominant Owner") as beneficial owner release to SIMON JOHN MORGAN of 1 Nye Cottages aforesaid ("the Servient Owner") ALL THAT right of way on foot only at all times for the owners and occupiers of the adjoining property No. 2 Nye Cottages over the pathway coloured blue on the plan annexed hereto ("the Right") which was reserved by a Deed dated the 9th day of September 1985 by the Dominant Owner over the land transferred by the said Deed to the Servient Owner being the exception and reservation numbered 1 in the Property Register of title number WSX94309 to the intent that the Right shall from the date of this release be extinguished."

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 (10.02.2014) PROPRIETOR: MELANIE ANN EDGSON and DAVID MICHAEL DANAHER of 1 Nye Cottages, Shripney Lane, Bognor Regis PO22 9NU.
- 2 (04.09.2006) The price stated to have been paid on 10 August 2006 for the land in this title and in WSX280226 was £249,950.
- 3 (10.02.2014) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.
- 4 (10.02.2014) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 7 February 2014 in favour of Barclays Bank PLC referred to in the Charges Register.

C: Charges Register

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

- 1 (10.02.2014) REGISTERED CHARGE dated 7 February 2014 affecting also title WSX280226.
- 2 (10.02.2014) Proprietor: BARCLAYS BANK PLC (Co. Regn. No. 1026167) of P.O. Box 187, Leeds LS11 1AN.

End of register

Land Registry
Official copy of
title plan

Title number **WSX280226**
Ordnance Survey map reference **SU9302SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **West Sussex : Arun**



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