

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



Official copy of register of title

Title number WSX27778

Edition date 19.03.2007

- This official copy shows the entries on the register of title on 08 OCT 2025 at 16:59:51.
- 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 08 Oct 2025.
- 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 (17.10.1978) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 37 Nyewood Lane, Bognor Regis (PO21 2SJ).

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 (19.07.2002) PROPRIETOR: ROBERT RICHARD DELANEY and PAULINE DELANEY of 96 Felpham Road, Felpham, Bognor Regis, West Sussex PO22 8QW.
- 2 (19.07.2002) The price stated to have been paid on 28 June 2002 was £196,000.
- 3 (19.07.2002) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

C: Charges Register

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

- 1 A Conveyance of the land in this title dated 24 November 1902 made between (1) Clara Roe Dodson (Vendor) and (2) Mary Tregear (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 A Deed of Agreement dated 23 December 1976 made between (1) Archibald Joseph James Thorn and Annetta Constance Thorn (First Owner) and (2) Anchor Housing Association (Second Owner) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 3 (19.03.2007) The land is subject to the lease set out in the schedule of leases hereto.

Schedule of restrictive covenants

1 The following are details of the covenants contained in the Conveyance dated 24 November 1902 referred to in the Charges Register:-

The Purchaser hereby covenants with the Vendor and to the intent that the said covenant shall run with and bind the land hereby conveyed that she the Purchaser her heirs executors administrators and assigns will at all times duly observe and perform the stipulations as to building user and otherwise contained in the Schedule hereto

THE SCHEDULE above referred to

1. The Purchaser shall at all times when required by the Vendor pay to her or contribute an equitable proportionate share with the Owners (other than the Vendor) of the other lots adjoining Nyewood Lane marked on the said plan hereto annexed and thereon coloured yellow according to the extent of the respective frontage to such road of the expenses of repairing cleansing and maintaining to the satisfaction of the Vendor the said road the principal sewers and drains under the same and all other expenses connected therewith until the same respectively shall be adopted and taken into the charge of the Parish or Local Authority and also of the expenses that may be incurred on the adoption or taking over the road by the Parish or Local Authority such proportion in case of dispute to be settled by the Surveyor for the time being of the Vendor.

2. Nothing shall be erected nearer to the road delineated on the plan hereto and thereon coloured yellow than the Building described on the said plan except the Boundary fences or walls which shall not exceed six feet in height.

3. No house shall be erected on the said land specified on the said plan of less value than four hundred and fifty pounds calculated on a basis of net first cost in labour and materials.

4. No buildings shall be erected or used as a public house or hotel shops warehouse workshop factory or otherwise than as a private dwelling house or professional residence or offices or stabling attached or appurtenant thereto.

5. No trade or manufacture of any kind shall be carried on on the said land except the profession or business of a Solicitor Surgeon Physician or qualified Dentist or as hereafter specified.

6. No hoarding or other structure shall be erected or used for advertisements on the said piece of land except those relating to the sale or letting of such piece of land.

7. No dwelling house shall be built with back abutting on the said road coloured yellow on the said plan.

8. No building shall be erected or used on the said piece of land for a school hospital Public Institution Home or Charity Public Meetings or Public Worship but any house built thereon may be let as furnished apartments or furnished houses or may be carried on as a boarding house but in such latter case the only advertisement in or about the premises shall consist of a brass plate not larger than two feet by one foot.

9. No bricks or tiles shall at any time be made or burnt nor shall any clay or lime be burnt on the said piece of land nor shall anything be done thereon which may be or grow to be a nuisance or annoyance to the Vendor or the neighbourhood."

NOTE: The roadway coloured yellow referred to in Clause 1 forms part of Nyewood Lane.

2 The following are details of the covenants contained in the Deed of Agreement dated 23 December 1976 referred to in the Charges Register:-

"The First Owner covenants with the Second Owner and their successors in title for the benefit of all parts of the Second Owner's land and so as to bind in perpetuity the First Owner and their successors in title to the First Owner's land that the First Owner will not erect or cause or permit to be erected any fences buildings erections or any other

Schedule of restrictive covenants continued

structure nor to be planted any bushes trees or shrubs or other obscuring items in either case of a height greater than One Metre upon any part of the First Owner's land lying at the south east corner thereof and coloured brown on the plan annexed hereto to the intent that the planning consent as to sight lines at the junction of the access road with Nyewood lane aforesaid of the local planning authority relating to the development of the Second Owner's land may at all times hereafter be complied with."

NOTE: The land coloured brown referred to is the part of the land in this title lying between the front of the dwellinghouse and the road.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	19.03.2007	Breamead Guest House, 37 Nyewood Lane, Bognor Regis	16.02.2007 1 October 2006 to 30 September 2021	WSX308252

End of register