



Official copy of register of title

Title number WSX135769 Edition date 28.01.2016

- This official copy shows the entries on the register of title on 26 OCT 2021 at 11:59:30.
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- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 26 Oct 2021.
- 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 (13.10.1988) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 15 Sturges Road, Bognor Regis (PO21 1RS).

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 (08.04.1999) PROPRIETOR: GARY STEVEN JOHN DEAL and MARIA SUZZANNA DEAL of 25 Kingsway, Craigwell, Aldwick, Bognor Regis, W Sussex PO21 4DQ.

C: Charges Register

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

- 1 A Conveyance of the land in this title and other land dated 17 June 1913 made between (1) Annie Edith Marshall (2) Newton Herbert Marshall and Ernest Marshall Cowell (3) Alice Cowell (4) Jasper Cowell and Annie Mary Allen and (5) William Nathaniel Tate and Charles John Tate (Purchasers) contains the following covenants:-

COVENANT by the Purchasers for themselves and their assigns jointly and severally with the parties thereto of the first second and fourth parts their respective executors and administrators that they would at all times thereafter perform and observe the stipulations and restrictions set out in the Second schedule thereto

THE SECOND SCHEDULE above referred to

1. Only detached or semi-detached houses should be built upon the said land and no house shall be of less value than Four thousand and fifty pounds in cost of labour and material

Charges Register continued

2. No house shall be built beyond a building line fifteen feet from the road boundary and the back boundary of each such house shall be not less than Seventy feet from the building line

3. A space of twenty feet at least shall be left between each pair of semi-detached houses

4. Not to do or commit any act matter or thing on the said land which shall be or grown to be a nuisance annoyance or inconvenience to the parties hereto of the first second and fourth parts or to the neighbourhood or to the owners of any kind near or adjoining the said land hereby conveyed

5. Not to use or permit to be used the said land or any building to be erected thereon as an Inn Tavern Public House or Beerhouse or for the sale of Ale Beer Wine Spirits or other intoxicating drinks

6. Clause 1 2 and 3 shall only apply to land within eighty five feet of the right of way to Mr. Hodges land as shewn on the said plan drawn hereon.

NOTE: The right of way to Mr. Hodges land referred to is not shown on the copy plan supplied on first registration.

2 The parts of the land affected thereby are subject for the term of 99 years from 25 December 1990 to the rights granted by Leases of Deal House.

3 The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	15.05.1992 1 (Part of): 2	Flat 8, Deal House (Ground Floor Flat): Garden Ground	13.03.1992 99 years from 25.12.1990	WSX171235
2	22.07.1993 1 (Part of)	12 Deal House (First Floor Flat)	29.03.1993 99 years from 25.12.1990	WSX180415
3	08.01.1997 1 (part of)	Flat 11, 11/15 Sturges Road	28.11.1996 99 years from 25.12.1990	WSX209305
	NOTE: The lease comprises also other land			
4	28.05.2010 1 (part of)	Flat 9, Deal House (First Floor and loft space)	27.05.2010 189 years from 25.12.1990	WSX335597
	NOTE: The lease was made under the provisions of section 56 of the Leasehold Reform, Housing and Urban Development Act 1993			
5	26.11.2013 1 (part of)	Flat 10 Deal House (First Floor) and second floor loft space	25.10.2013 from and including 25.12.1990 until and including 24.12.2179	WSX360859
6	13.11.2015 1 (part of)	Flat 7, Deal House (Ground Floor)	27.10.2015 term of years beginning on and including 25.12.1990 and ending on and including	WSX376282

Schedule of notices of leases continued

Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
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24.12.2179

NOTE: The lease was made under the provisions of section 56 or 93 (4) of the Leasehold Reform, Housing & Urban Development Act 1993.

End of register

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

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

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 04 November 2021 shows the state of this title plan on 04 November 2021 at 08:16:19. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

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

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H.M. LAND REGISTRY		TITLE NUMBER WEX 132470	
ORDNANCE SURVEY PLAN REFERENCE	SZ 9399	SECTION 8	Scale 1/1250
COUNTY WEST SUSSEX	DISTRICT ARUN	© Crown copyright 1988	



4.1.1022

MR GARY STEVEN JONES



MR MARIA SOZZANA DEA



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