



# Official copy of register of title

Title number WSX37961

Edition date 11.08.2025

- This official copy shows the entries on the register of title on 23 Dec 2025 at 16:30:00.
- 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 23 Dec 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.

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- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 51 Aldwick Road, Bognor Regis (P021 2NJ).
- 2 The mines and minerals are included.

## 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 (11.08.2025) PROPRIETOR: SS AMMA LIMITED (Co. Regn. No. 14624376) of 1 Beauchamp Court, 10 Victors Way, Barnet EN5 5TZ.
- 2 (11.08.2025) The price stated to have been paid on 29 May 2025 was £223,000.
- 3 (11.08.2025) A Transfer dated 29 May 2025 contains positive and/or indemnity covenants.

*NOTE: Copy filed.*

## C: Charges Register

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

- 1 A Transfer of the land in this title and other land dated 31 July 1911 made between (1) Ada Mary Stocker, Alonzo Harold Stocker, Hope Johnstone and Robert Le Brasseur and (2) John Page Easton contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 A Transfer of adjoining land to the East of the land in this title dated 27 October 1911 made between (1) John Page Easton and (2) Arthur Clidero contains covenants by the Vendor details of which are set out

## C: Charges Register continued

in the schedule of restrictive covenants hereto.

### Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Transfer dated 31 July 1911 referred to in the Charges Register:-

1. Fences. The Purchaser shall forthwith make and afterwards maintain good substantial boundary walls or close fences on the land purchased by him next the road on which the same fronts and the side and back thereof marked 'T' within the boundary as shown on the said plan. The front boundary fence and the return back fence to the building line shall be not higher than 4 feet and other fences shall be not less than 4 feet or more than 6 feet in height. All such fences shall be of such materials and design as the Vendors or their Architect may approve.

2. Building Line. The building line from the road boundary shall be observed as marked on the said plan and no building shall be erected nearer the division fences than 4 feet. Nothing is to be erected between the building line and the road but fences bay windows or architectural dressings.

3. Buildings. The Purchaser shall submit plans and elevations of all buildings additions to existing buildings stables motor sheds etc. proposed to be erected on the lot purchased by him to the Vendors Architect and obtain his written approval of same before commencing building. The architects approval or disapproval shall be notified to the Purchaser within one month from the deposit of the plans. No fee shall be payable in respect thereof. No house shall be stuccoed but this shall not preclude the proper use of rough cast.

NOTE 1: All houses must be detached or semi detached except on the plots fronting Aldwick Road where terrace houses will be allowed No restriction is placed on the style of building to be erected but the Vendors architect will require the side and back elevations to be treated in the same style as the front so that each house may be presentable from all points of view

4. Value of Buildings. No building shall be erected on lots 24 to 49 inclusive of a less value than £500. Not more than one house shall be erected on each plot.

5. Prohibited Trades. No building shall be used without the consent of the Vendors as or for an hotel inn public house or beershop No manufacture shall be carried on on any of the lots or buildings erected thereon and no opertive machinery shall be fixed or placed on same. No chimney stacks other than those attached to dwellinghouses shall be erected without in any case the consent of the Vendors. No lot or lots shall be used for any purpose which shall in anyway be a nuisnace damage or annoyance to the Vendors their executors administrators or assigns or their tenants or to the owners or tenants of adjoining property or the neighbourhood or which may tend to depreciate or lessen the value of any part of the rest of the estate.

6. Prohibited Buildings etc. No temporary building structure or caravan whether on wheels or otherwise of any kind is to be erected or placed on any lot except sheds or workshops used only for the works incidental to the erection of the house to be built thereon or on the next immediately adjoining lot or lots. No bricks earth or clay shall be made or burned on any lot nor shall any sale of building materials be held thereon. No mould or refuse shall be deposited on any of the lots nor shall any gravel or minerals be excavated for below the level of the roadway except for foundations of buildings No lot or portion thereof is to be made into or used as a road or way to any adjoining land In the event of the breach of this stipulation by the Purchaser shall forthwith pay to the Vendors the sum of £100 not by way of penalty but as liquidated damage.

And the Purchaser hereby covenants with the Vendors that he the Purchaser his heirs and assigns will at all times hereafter observe and perform the restrictive conditions hereinbefore contained so far as the same ought to be observed or performed and will cause a recital or

## Schedule of restrictive covenants continued

reference to such restrictive conditions to be inserted in all assurances and leases by him or them of the lots purchased by him or any part thereof.

NOTE 2: The T marks referred to in clause 1 above affect the Western and Southern boundaries of the land in this title

NOTE 3: The building referred to in clause 2 above is the existing line of frontage of buildings

NOTE 4: The land in this title is included in lot 44.

- 2 The following are details of the covenants contained in the Transfer dated 27 October 1911 referred to in the Charges Register:-

And the Vendor for himself his heirs executors administrators and assigns hereby covenants with the Purchaser his heirs executors administrators and assigns that he the Vendor his heirs executors administrators and assigns will build only shop property on plot 44 shewn on the said accompanying plan and will not erect any Garage thereon or use any building thereon as a Garage, or use the said plot 44 or any building to be erected thereon for the business of a Grocer so long as the land hereby transferred or any building to be erected thereon shall be used for the carrying on of the business of a Grocer.

NOTE: The land in this title is included in plot 44.

End of register