

Official copy of register of title

Title number WSX205146 Edition date 17.03.2016

- This official copy shows the entries on the register of title on 17 Mar 2016 at 14:25:09.
- 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 17 Mar 2016.
- 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.

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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 5 Victoria Drive, Bognor Regis (PO21 2RH).
- 2 The mines and minerals are included.
- 3 The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 4 The remainder of the land in this title has the benefit of a right of way on foot over the passageway hatched blue on the filed plan.

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 (17.03.2016) PROPRIETOR: Ragless Property Ltd (Co. Regn. No. 09950827) of 109 Marshall Avenue, Bognor Regis PO21 2TN.
- 2 (17.03.2016) The price stated to have been paid on 11 March 2016 was £70,000.

C: Charges Register

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

- 1 The land with other land is subject to the following conditions so far as they were within the 84th Section of the Land Transfer Act of 1875.
 1. Nothing shall be erected nearer the road than 10 feet from the boundary except boundary walls or fences (which shall not exceed 10 feet in height) without the previous consent in writing of the registered proprietor for the time being of title No.4526.

C: Charges Register continued

2. No house shall be erected of less value than £600 if detached or if semi-detached £1000 per pair or a church or a church and a Vicarage.
3. No building shall be erected or used as a public house shop warehouse workshop or factory or otherwise than as a private dwellinghouse or a church or church and vicarage or as offices or stabling appurtenant to such a house.
4. No trade or manufacture of any kind shall be carried on and no steam engine or operative machinery shall be fixed nor shall any noisome or offensive trade be carried on.
- 2 By Deed dated 5 December 1921 the conditions referred to were expressed to be released.
NOTE: Copy filed under 4550.
- 3 A Transfer of the land in this title and other land dated 16 July 1923 made between (1) Bognor Estates Company Limited and (2) Anne Frances Thorp Edwin Thorp and Edwin William Thorp contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 4 A Transfer of the land tinted blue on the filed plan dated 17 May 1929 made between (1) Anne Frances Thorp Edwin Thorp and Edwin William Thorp (Vendors) and (2) Leslie Stuart Brass (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 5 A Transfer of the land in this title dated 31 March 1930 made between (1) Anne Frances Thorp Edwin Thorp and Edwin William Thorp and (2) Geoffrey Victor Wade and Hubert Maurice Wade contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 6 Notice registered on the 14th of February 1931 of an Application dated the 10th of February 1931 affecting the land edged with blue on the filed plan purporting to impose additional restrictive conditions on such land and to vary the restrictive conditions mentioned above.

Details of such additional and varied restrictive conditions are contained in the schedule of restrictive covenants annexed hereto.
- 7 So much of the land tinted brown on the filed plan as is included in this title is subject to rights of way.
- 8 (05.02.2004) 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 Transfer dated 16 July 1923 referred to in the Charges Register:-

"1. No part of the premises hereby contracted to be sold shall be used for the purpose of carrying on thereon any of the following trades namely a milkseller or dairy or other similar business a distiller brewer soapboiler tallow Chandler or mellow fellmonger oil refiner sugar refiner smith tinman or plumber or any other trade of a like or similar nature as those above enumerated or of a different nature which may create a nuisance or be offensive or objectionable to the neighbourhood.

2. No building erected upon that proportion of the land contracted to be sold which fronts Victoria Drive (except that portion marked A to B being one hundred and fifty feet in length from Aldwick Road) shall be used for any other purpose than that of a private dwellinghouse."
- 2 The following are details of the covenants contained in the Transfer dated 17 May 1929 referred to in the Charges Register:-

"The Vendors hereby covenant with the Purchaser for the benefit of the said land and with intent to bind the remaining land comprised in both the above titles.

Schedule of restrictive covenants continued

THAT no part of the remaining land shall during the period of twenty one years from the date hereof be used for the purpose of carrying on the business of a gentlemens outfitter hatter and hosier coal merchant haulage contractor and transport contractor or any of them.

THAT they will not use or allow to be used the said passage way otherwise than as a right of way on foot or with any handcart or truck.

THAT they will maintain that proportion of the said passage way between the east side of the said land and Victoria Drive in sufficient repair and clean and tidy and free from weeds and will also bear and pay a due proportion of the expense of repairing maintaining and cleansing the drains common to the said land and the remaining land running under the said passageway into Victoria Drive aforesaid.

AND that no building erection or articles of trade or business shall be placed or allowed to be placed on the forecourt in front of the buildings on the remaining land during the currency of the Leases mentioned in paragraphs 2 and 3 hereof or either of them."

NOTE: The passageway referred to is tinted brown on the filed plan and the Leases referred to are dated the 5th September 1927 and the 14th December 1926 the former for a term of 7 years from the 24th June 1927 renewable for a term not exceeding 14 years from the 24th June 1934 and the latter for a term of 21 years from the 25th March 1927.

- 3 The following are details of the covenants contained in the Transfer dated 31 March 1930 referred to in the Charges Register:-

"1. The properth hereby transferred or any building erected thereon shall not be used for the purpose of a motor garage or that of a chemist druggist or photographic dealer or for a cafe.

2. The property hereby transferred or any building erected thereon shall not until the expiration of twenty one years from the date hereof be used for the purpose of electrical and wireless engineers gramophone dealer hairdresser stationers or library gents outfitter hatter and hosier coal merchants haulage contractors and transport contractors.

3. Any building erected on the property hereby transferred shall continue the style and type of elevation of the existing buildings facing Aldwick Road aforesaid belonging to the Vendors.

4. The Purchasers shall submit plans of any buildings to be erected on the property and obtain the written approval of the Vendors before commencing building such approval not to be unreasonably withheld.

5. That they will maintain that proportion of the passage way in the rear of the land hereby transferred in sufficient repair and clean and tidy and free from weeds and will also bear and pay a due proportion of the expense of repairing maintaining and cleansing the drains common to the property hereby transferred and the remainder of "the Broadway" aforesaid running under the said passage way into Victoria Drive."

NOTE: The passageway here referred to is tinted brown on the filed plan.

- 4 The following is a copy of the additional restrictive conditions and the variation contained in the application dated 10 February 1931 referred to in the Charges Register:

"NO building erected or to be erected on the said land shall until the expiration of twenty-one years from the twenty-ninth day of September one thousand nine hundred and twenty-nine be used for the purpose of the trade or business of a costumier milliner or ladies' outfitter.

THAT the restriction against the use of the land or any buildings to be erected thereon for the purpose of a cafe shall only apply to the land coloured pink on the annexed plan and any buildings erected or to be erected thereon and the trade or business of a baker and confectioner and vendor of refreshments may be carried on thereon."

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Schedule of restrictive covenants continued

NOTE: The land here mentioned is edged with blue on the filed plan. The land tinted pink here mentioned is tinted pink on the filed plan.

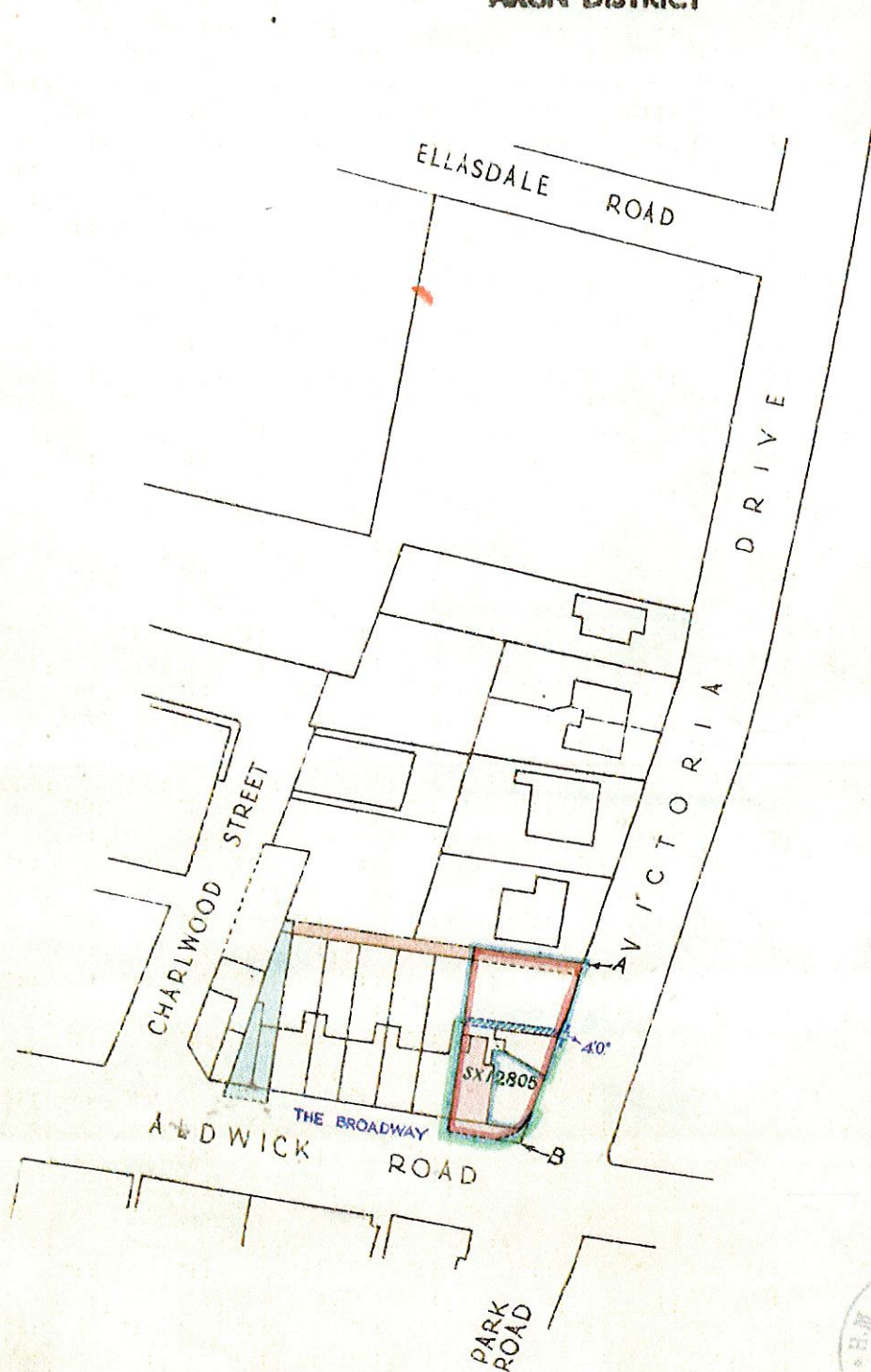
End of register

H.M. LAND REGISTRY GENERAL MAP.

SUSSEX SHEET LXXIV.5 SECTION C [EXTRACT FROM]

Scale 104.16 Feet to one inch.

ARUN DISTRICT



H M LAND RE
This is a C
copy of the



~~Filed Plan of Title No. SX 7056~~

TITLE No. WSX 205146

M.B. 23