

Title Number : WSX336014

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

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

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This extract shows information current on 2 SEP 2021 at 08:29:25 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: WSX336014
Address of Property	: land at the rear of 27 Station Road, Bognor Regis (PO21 1QD)
Price Stated	: Not Available
Registered Owner(s)	: RAYMOND ELLIS and SANDRA DENISE ELLIS of 15 Marquis Way, Aldwick, Bognor Regis PO21 4AT.
Lender(s)	: Handelsbanken PLC

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 2 SEP 2021 at 08:29:25. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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A: Property Register

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

WEST SUSSEX : ARUN

1 (20.04.1983) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being land at the rear of 27 Station Road, Bognor Regis (PO21 1QP).

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 28 December 1959 made between (1) Jack Green (Vendor) and (2) Ellen Gould (Purchaser):-

"TOGETHER with a right of way in common with the Vendor and all other persons having a similar right to pass and repass over and along the passageway situate at the rear of the properties hereby conveyed leading into Crescent Road AND TOGETHER ALSO with all such rights and easements and quasi-rights and quasi easements and privileges as are at present enjoyed by the property hereby conveyed over the adjoining premises known as Number twenty-nine Station Road in the same manner as if the said properties known as Numbers twenty-seven and twenty-nine had prior to the date hereof belonged to different owners and such rights and easements and quasi rights and quasi easements and privileges had been acquired by prescription EXCEPT AND RESERVING unto the Vendor or other the owner or owners for the time being of Number twenty-nine Station Road aforesaid and the upper portion of the building known as number twenty-seven Station Road aforesaid (1) full right of support and other covenants rights and privileges as are at present enjoyed in like manner as if the said properties numbers twenty-seven and twenty-nine had belonged to different owners and such rights had been acquired by prescription (11) a right of way for the Vendor and his successors in title his and their servants and agents at all times and for all purposes over and along that portion of the land coloured pink and hatched black on the said plan."

NOTE: The land coloured pink hatched black referred to is tinted mauve on the title plan as far as it affects the land in this title.

3 (16.06.2010) The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer of the land in this title dated 1 June 2010 made between (1) Antonio Luongo and (2) Raymond Ellis and Sandra Denise Ellis.

NOTE: Copy filed.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

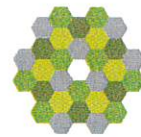
Title absolute

1 (16.06.2010) PROPRIETOR: RAYMOND ELLIS and SANDRA DENISE ELLIS of 15 Marquis Way, Aldwick, Bognor Regis PO21 4AT.

2 (16.06.2010) RESTRICTION: No disposition by a sole proprietor of the

HM Land Registry Current title plan

Title number **WSX336014**
Ordnance Survey map reference **SZ9399SW**
Scale **1:1250**
Administrative area **West Sussex : Arun**



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This is a copy of the title plan on 2 SEP 2021 at 08:29:26. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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

B: Proprietorship Register continued

- registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.
- 3 (16.06.2010) A Transfer of the land in this title dated 1 June 2010 made between (1) Antonio Luongo and (2) Raymond Ellis and Sandra Denise Ellis contains purchaser's personal covenants.
- NOTE: Copy filed.
- 4 (12.11.2014) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the charge dated 24 October 2014 in favour of Handelsbanken PLC referred to in the Charges Register.

C: Charges Register

- This register contains any charges and other matters that affect the land.
- 1 (30.06.2003) A conveyance dated 12 June 1894 made between (1) Henry Marshall and John Henry Marshall (2) Alice Cowell (3) Henry Marshall (4) Alice Cowell and Henry Marshall AND (5) Albert Seymour contains the following covenants:-
- COVENANT by the said Albert Seymour for himself his heirs and assigns with the vendors that he or they would not at any time thereafter do or commit any act matter or thing on the said piece of land which would be or grow to be a nuisance or inconvenience to the vendors or the neighbourhood or to owners of any land near or adjoining the said piece of land thereby granted and also would not use or permit to be used the same or any building to be erected thereon as an Inn Tavern Public House or Beer House or for the sale of ale, beer wine spirits or other intoxicating drinks.
- 2 (30.06.2003) A conveyance dated 10 February 1906 made between (1) Henry Marshall (2) Henry Marshall and Newton Herbert Marshall (3) Alice Cowell (4) Jasper Cowell and Henry Marshall and (5) Albert Seymour contains the following covenants:-
- COVENANT BY Albert Seymour for himself his heirs and assigns with the persons parties thereto of the 1st and 3rd parts their respective Executors and Administrators that he or they would not at any time thereafter do or permit any act matter or thing on the said piece of land thereby conveyed which should be or grow to be a nuisance or inconvenience to the persons parties thereto of the 1st 2nd and 4th parts or the neighbourhood and to the owners of any land near or adjoining the said piece of land thereby conveyed and also would not use or permit to be used the same or any building erected or to be erected thereon as an Inn Tavern Public House or Beer House or for the sale of ale beer wine spirits or other intoxicating drinks.
- 3 (12.11.2014) REGISTERED CHARGE dated 24 October 2014.
- 4 (05.12.2018) Proprietor: HANDELSBANKEN PLC (Co. Regn. No. 11305395) of 3 Thomas More Square, London E1W 1WY and of 101 Barbicrolli Square, Manchester M2 3BG.
- 5 (12.11.2014) The proprietor of the charge dated 24 October 2014 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

End of register