

JURY O'SHEA LLP
DX327
LONDON/CHANCERY LANE

Date
12 July 2021

Your Ref
2020/JPO/2362

Our Ref
RCS/WSX116165

HM Land Registry
Durham Office
PO Box 75
Gloucester
GL14 9BD

DX 321601
Gloucester 33

Tel 0300 006 0010

www.gov.uk/land-registry

Completion of registration

Title number	WSX116165
Property	83 Aldwick Road, Bognor Regis (PO21 2NW)
Registered proprietor	83 Aldwick Road Limited

Your application lodged on 05 March 2021 has been completed. An official copy of the register is enclosed. No amendment has been made to the title plan.

The official copy shows the entries in the individual register of title as at the date and time stated on it. You do not need to reply unless you think a mistake has been made in completing your application.

An owner's property is probably their most valuable asset so it's important to protect it from the risk of fraud. Please read our property fraud advice at www.gov.uk/protect-land-property-from-fraud

Important information about the address for service

If we need to write to an owner, a mortgage lender or other party who has an interest noted in the register, we will write to them at their address shown in the register. We will also use this address if we need to issue any formal notice to an owner or other party as a result of an application being made. Notices are often sent as a safeguard against fraud so it is important that this address is correct and up-to-date. If it is not, the property owner or other party may not receive our letter or notice and could suffer a loss as a result.

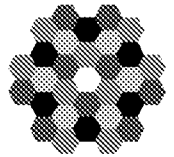
Up to three addresses for service can be entered in the register. At least one of these must be a postal address, but this does not have to be in the United Kingdom; the other two may be a DX address, a UK or overseas postal address or an email address.

Please let us know at once of any changes to an address for service.

For information on how a property owner can apply to change their contact details or add an address, please see

www.gov.uk/government/publications/updating-registered-owners-contact-address on GOV.UK (or search for "COG1") or contact HM Land Registry Customer Support (0300 006 0411) (0300 006 0422 for Welsh speakers service) from Monday to Friday between 8am and 5pm.

If you require this correspondence in an alternative format, please let us know.



Official copy of register of title

Title number **WSX116165**

Edition date **05.03.2021**

- This official copy shows the entries on the register of title on 12 Jul 2021 at 14:45:06.
- 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 12 Jul 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.

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- 1 (16.03.1921) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 83 Aldwick Road, Bognor Regis (PO21 2NW).
- 2 (24.12.2002) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

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 (05.03.2021) PROPRIETOR: 83 ALDWICK ROAD LIMITED (Co. Regn. No. 12983733) of 2 Ashford Road, Brighton BN1 6LJ.
- 2 (05.03.2021) The price stated to have been paid on 18 February 2021 was £435,000.
- 3 (05.03.2021) 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 18 February 2021 in favour of C&m Wealth International Ltd and Guorong Qian referred to in the Charges Register or their conveyancer.

C: Charges Register

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

- 1 A Transfer of the land in this title dated 7 March 1921 made between (1) Ada Mary Stocker and Others (Transferors) and (2) Thomas Tregear (Transferee) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

C: Charges Register continued

- 2 By a Transfer of the land in this title dated 13 March 1922 made between (1) Thomas Tregear (Transferor) and (2) Annie Adames (Transferee) the land was conveyed subject to a further restriction details of which are set out in the Schedule of restrictive covenants hereto.
- 3 (05.03.2021) REGISTERED CHARGE dated 18 February 2021.
- 4 (05.03.2021) Proprietor: C&M WEALTH INTERNATIONAL LTD (Co. Regn. No. 08974855) of 1 King William Street, London EC4N 7AF and GUORONG QIAN care of 1 King William Street, London EC4N 7AF.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Transfer dated 7 March 1921 referred to in the Charges Register:-

"the Transferee for himself his heirs and assigns to the intent and so as to bind not only himself but all persons in whom the land hereby transferred or any part thereof shall for the time being be vested and to bind such land and every part thereof into whosever hands the same may come (but not so as to render himself his heirs executors administrators or assigns personally liable for any breach thereof after he or they shall have parted with all interest in the land in respect of which such breach shall occur) HEREBY COVENANTS with the Vendors their heirs and assigns at all times hereafter to perform and observe all any every of the stipulations and restrictions set forth in the Schedule hereto

THE SCHEDULE above referred to

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 or roads on which the same fronts and the side and back thereof marked "T" within the boundary as shewn in the annexed plan. the front boundary fence and the return fence back to the building line shall be not higher than 4 feet and other fences shall not be less than 5 feet or more than 6 feet in height. All such fences shall be of such materials and design as the Vendors or their surveyor may approve.

2. BUILDING LINE. The building line from the road boundary shall be observed as marked on the plan. Nothing is to be erected between the building line and the road but fences by windows or architectural dressings.

3. BUILDINGS. The Purchaser shall submit plans and elevations of all buildings additions to existing buildings stables motor sheds &c proposed to be erected on the land purchased by him to the Vendor's architect and obtain his written approval of same before commencing building. The architect's 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 restriction is placed on the style of building to be erected by 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 house shall be erected on the said piece of land of a less value than £1,200. No single house shall be built on a smaller frontage than 23 feet. The minimum frontage of sites for shops shall be 22 feet.

5. PROHIBITED TRADES. No building shall be used as or for an hotel inn public-house or beer-shop or public or trade motor garage. No manufacture shall be carried on on the said piece of land or any building erected thereon and no operative machinery shall be fixed or place on same. No chimney stacks other than those attached to dwellinghouses or shops shall be erected without the consent of the Vendors. The premises shall not be used for any purpose which shall be in any way a nuisance damage or annoyance to the Vendors their heirs 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

Schedule of restrictive covenants continued

the value of any part of the rest of the estate.

6. PROHIBITED BUILDINGS &c. No temporary building structure or caravan whether on wheels or otherwise of any kind is to be erected or placed on the said piece of land 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 thereon nor shall any gravel or mineral be excavated for below the level of roadway except for foundations of buildings. No part of the said piece of land 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 he shall forthwith pay to the Vendors the sum of £100 not by way of penalty but as liquidated damage.

7. STUMPING LOTS. The said piece of land being once stumped out by the Vendors the Purchaser must undertake the care and maintenance of the boundary marks. Should he at any time wish to have them restored he can do so by applying to the surveyor and paying his charges.

8. The Vendors reserve the right at any time to alter add to or vary the plan or these stipulations."

NOTE: The T mark referred to affects the South and West boundaries. The building line is set back 10 feet from Aldwick Road.

2 The following are details of the restriction contained in the Transfer dated 13 March 1922 referred to in the Charges Register:-

"subject to the further restrictions specified in the Schedule hereto

THE SCHEDULE above referred to

No building now or hereafter erected on the said land shall be used as or for any of the following businesses or purposes:-

1. A Bank.
2. The Business of a Grocer or Provision Merchant.
3. The Business of a Butcher.
4. The Business of an Auctioneer or a Land Agent or Estate Agency.
5. The Business of a Motor Garage, but this is not to preclude a Garage attached to a dwellinghouse being erected on the said land"

End of register