

Title Number : WSX71341

This title is dealt with by 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.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 31 JAN 2017 at 11:54:20 and so does not take account of any application made after that time even if pending in the Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: WSX71341
Address of Property	: 86 Annandale Avenue, Bognor Regis (PO21 2EX)
Price Stated	: £185,000
Registered Owner(s)	: CENTRE FOR EARLY YEARS TRAINING LIMITED (Co. Regn. No. 3113049) of 86 Annandale Avenue, Bognor Regis, West Sussex PO21 2EX.
Lender(s)	: None

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This is a copy of the register of the title number set out immediately below, showing the entries in the register on 31 JAN 2017 at 11:54:20. This copy does not take account of any application made after that time even if still pending in the 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.

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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 86 Annandale Avenue, Bognor Regis (PO21 2EX).
- 2 A Conveyance of the land tinted pink on the title plan and other land dated 30 September 1955 made between (1) Ethel Storey (2) Alan Arthur Edward Gooding and (3) Inez Violetta Buck contains the following provision:-

the walls (one hundred and four feet and thirty one feet) on the South west being included.
- 3 (25.01.2001) 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 (25.01.2001) PROPRIETOR: CENTRE FOR EARLY YEARS TRAINING LIMITED (Co. Regn. No. 3113049) of 86 Annandale Avenue, Bognor Regis, West Sussex PO21 2EX.
- 2 (25.01.2001) The price stated to have been paid on 5 January 2001 was £185,000.
- 3 (25.01.2001) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 4 (25.01.2001) The Transfer dated 19 May 2000 referred to in the Charges Register contains purchasers personal covenant(s) details of which are set out in the schedule of personal covenants hereto.

Schedule of personal covenants

- 1 The following are details of the personal covenants contained in the Transfer dated 19 May 2000 referred to in the Proprietorship Register:-

"The Transferee covenants with the Transferor for the benefit of each and every part of the pieces of land shown coloured yellow on the plan ('the Retained Land') in the terms set out in the First Schedule.

SCHEDULE 1

1. Demolish and remove within eight months of the date of the transfer, the existing walls between points A, B and C and D, E and F on the plan.

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Schedule of personal covenants continued

2. Construct within eight months of the date of the transfer and afterwards to maintain and when necessary, renew a close-boarded fence one metre high along the boundary of the property, marked "T" on the plan.

3. Lay within eight months of the date of the transfer, a hard surface on every part of the retained land to the specification of the Transferor's County Surveyor.

4. All works associated with points 1, 2 and 3 above, shall be completed in a workmanlike manner, using new and sound materials, and to the satisfaction of the Transferor's Area Highway Engineer."

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 8 June 1906 made between (1) John Little (2) George Austin and (3) William Port contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 A Conveyance of the land tinted pink on the title plan dated 22 April 1983 made between (1) The County Council of West Sussex (Vendors) and (2) Giovanni Thomas Giacomazzi and Belinda Louise Dale (Purchasers) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 3 (25.01.2001) A Transfer of the land tinted blue on the title plan dated 19 May 2000 made between (1) West Sussex County Council and (2) Susan Denise Reed contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 4 (25.01.2001) The land tinted blue on the title plan is subject to the following rights reserved by the Transfer dated 19 May 2000 referred to above:-

"The property is sold together with a right for the owners of No. 129 Longford Road and their successors in title and those authorised by him or them to pass and repass on foot only at all reasonable times over and along those parts of the property hatched black on the plan for the purpose of repairing maintaining and cleaning the garage coloured green on the plan."

NOTE: Copy Plan filed.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 8 June 1906 referred to in the Charges Register:-

"the Purchaser for himself his heirs executors administrators and assigns (so as to cause the said restrictive and other covenants and conditions specified in the first Schedule hereto to run with the land hereby conveyed and bind so far as he lawfully can the owner or owners for the time being thereof) hereby covenants with the said John Little his heirs and assigns that he the Purchaser his heirs and assigns will at all times hereafter observe and perform the said restrictive and other covenants and conditions specified in the first Schedule

THE FIRST SCHEDULE above referred to

1. Not to erect and build more than two detached or semidetached dwellinghouses on the said land and to completely finish the same fit for habitation to the satisfaction of the said John Little at a prime cost of not less than Four hundred pounds for each detached dwellinghouse and not less than Three hundred pounds for each semi-detached dwellinghouse exclusive of the value of the land and to submit plans of such dwellinghouses for the approval in writing of the said

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Schedule of restrictive covenants continued

John Little or his surveyor but such approval shall not be unreasonably withheld.

2. Not to alter the front or flank elevation of the said dwellinghouses or buildings or the walls or fences of or enclosing the same or place any building on the area or forecourt of such dwellinghouses or buildings after such dwellinghouses or buildings shall have been erected as aforesaid without the consent in writing of the said John Little first had and obtained.

3. Not to use the said land or any part thereof or any dwellinghouses or buildings to be erected thereon for the trade or business of a distiller brewer alehouse keeper licensed victualler tavern keeper or beerhouse keeper or any of them or for the sale of beer ale porter stout wines spirits or other alcoholic or excisable liquors or for the purpose of a private or other club.

4. Not to use or permit or allow to be used the said dwellinghouses or buildings or any part thereof when erected or any part of the said land otherwise than as private dwellinghouses.

5. NOT to do or suffer to be done on the said land and premises or any part or parts thereof anything whatsoever which might be or become a nuisance annoyance or injury to the said John Little or the adjoining owners or occupier."

2 The following are details of the covenants contained in the Transfer dated 22 April 1983 referred to in the Charges Register:-

"PURSUANT to the provisions of Section 41 of the West Sussex County Council Act 1972 the Purchasers hereby covenant with the Vendors that the Purchasers will not erect or permit the erection of any additional building or buildings on the property hereby conveyed."

3 The following are details of the covenants contained in the Transfer dated 19 May 2000 referred to in the Charges Register:-

"The Transferee covenants with the Transferor to the intent that the burden of the covenant will run with and bind the property and every part of it, and that the benefit of the covenant will be annexed to and run with the retained land and every part of it to observe and perform the stipulations set out in the Second Schedule.

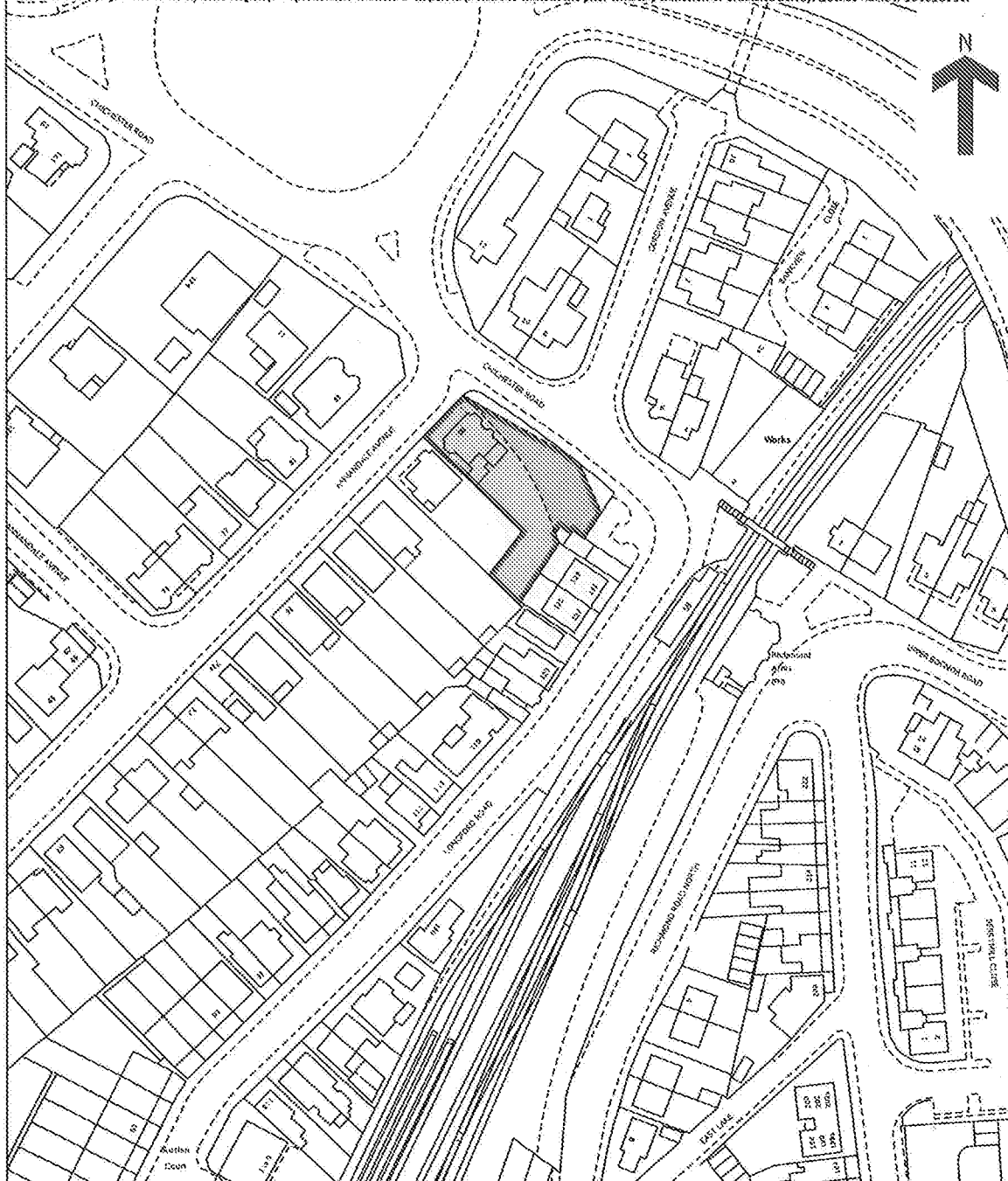
SCHEDULE 2

1. Not to use the property or any part of it for any purpose other than garden land.

2. No building or structure other than a shed of modest size, and for domestic purposes only, shall be built on the property.

End of register

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