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Official copy of register of title

Title number WSX323036 Edition date 07.10.2008

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- Issued on 12 Oct 2010.
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- For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide 1-A *guide to the information we keep and how you can obtain it*.
- This title is dealt with by Land Registry, Durham Office.

A: Property Register

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

WEST SUSSEX : ARUN

- 1 The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land on the north side of Littlehampton Road, Ferring, Worthing.
- 2 The Conveyance dated 24 October 1930 referred to in the Charges Register contains the following provision:-

"Not including any right or implied right and way light or air (other than as aforesaid) over the adjoining land now or formerly of the Vendors"
- 3 The land tinted mauve on the title plan has the benefit of the following rights granted by but is subject to the following rights reserved by a Conveyance thereof and other land dated 1 February 1950 made between (1) Fred John Clements (Vendor) and (2) Alexander Petrie McIntyre (Purchaser):-

"TOGETHER ALSO with by way of Conveyance and not of exception all such rights of way water light air support and other rights and rights in the nature of easements which were excepted and reserved to the said Otto Glogau by the said Conveyance dated the twentieth day of May One thousand nine hundred and thirty-eight but not including any easement or implied easement of way water light or air over the adjoining land of John Beveridge Subject to the right of way for the owners and occupiers for the time being of Highdown Farm and all those having a like right and for all purposes over the piece of land of forty feet wide leading to the main road and coloured brown between the points marked "A" and "B" on the said plan and Subject Also to the right for such owners and occupiers to metal pave and make up the same as a proper roadway and the right to lay drain water and gas mains and electric cables Excepting and reserving unto the owners or occupiers of the piece of land on the extreme South-East corner of the land hereby conveyed a right of way over and along the strip of land coloured Brown on the said plan And Subject Also to the exception and reservation contained or referred to in the said Conveyance dated the

A: Property Register continued

Seventeenth day of November One thousand Nine hundred and thirty-eight."

NOTE 1: The land coloured brown referred to is tinted mauve on the title plan so far as it affects the land in this title

NOTE 2: No copy either of the Conveyance dated 20 May 1938 or 17 November 1938 was supplied on first registration.

- 4 The land tinted mauve on the title plan has the benefit of the rights granted by but is subject to the rights reserved by the Conveyance dated 27 May 1976 referred to in the Charges Register.
- 5 (01.04.2008) The land has the benefit of the rights granted by a Transfer of the land in this title and other land dated 1 November 2006 made between (1) John Lower (Developments) Limited and (2) Housebag Limited.

NOTE:-Copy filed under WSX317922.

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 (07.10.2008) PROPRIETOR: JOE SACCO and LESLEY ANN SACCO of 146 Littlehampton Road, Ferring, West Sussex BN12 6PH.
- 2 (07.10.2008) The price stated to have been paid on 17 January 2007 was £110,000.

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 29 October 1930 made between (1) Charles Edward Henry Somerset and others (Vendors) and (2) John Beveridge (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 The land tinted pink on the title plan is subject to the rights reserved by a Conveyance dated 17 November 1938 made between (1) Otto Glogau and (2) Fred John Clements but neither the original deed nor a certified copy or examined abstract thereof was produced on first registration.
- 3 The land tinted pink on the title plan is subject to the rights contained in a Conveyance dated 1 February 1950 made between (1) Fred John Clements and (2) Alexander Petrie McIntyre.

NOTE: Copy filed under title WSX254490.

- 4 The land tinted pink and edged mauve on the title plan is subject to the rights granted and contained in two Deeds of Grant dated 29 October 1968 and 24 August 1970 both made between (1) Alexander Petrie McIntyre (2) The Mayor Aldermen and Burgesses of the Borough of Worthing and (3) Kevin Patrick O'Neill and Sean Michael O'Neill but neither the original deed nor a certified copy or examined abstract thereof was produced on first registration.
- 5 The land tinted mauve on the title plan is subject to the rights granted by a Deed of Grant dated 29 October 1968 made between (1) Alexander Petrie McIntyre (2) Worthing Corporation and (3) Kevin Patrick O'Neill and Sean Michael O'Neill.

NOTE: Copy filed under title WSX23376.

- 6 A Conveyance of the land tinted mauve on the title plan and other land

C: Charges Register continued

dated 27 May 1976 made between (1) Alexander Petrie McIntyre and (2) Francesco Angelillo and Hilary Angelillo contains restrictive covenants.

NOTE: Copy filed under title WSX23376.

- 7 An Agreement affecting the land tinted mauve on the title plan and other land dated 19 January 1978 made between (1) Arun District Council and (2) Francesco Angelillo is made in pursuance to Section 52 of the Town and Country Planning Act 1971.

NOTE: Copy filed under title WSX23376.

- 8 The land tinted blue on the title plan is subject to the rights reserved by a Transfer thereof and other land and the land tinted pink on the title plan and other land dated 19 November 1979 made between (1) Alexander Petrie McIntyre and (2) A.P. McIntyre & Sons Limited.

NOTE: Copy filed under title WSX39175.

- 9 (08.05.2006) The land is subject to the following rights granted by a Transfer of land on the north side of the land in this title dated 20 November 2005 made between (1) John Lower (Developments) Limited (Transferor) and (2) Avendale Properties Limited (Transferee):-

"Rights granted for the benefit of the Property:-

1. A right of way at all times with our (sic) without vehicles over the access way coloured brown on the plan subject to the Buyer contributing a fair proportion of the cost of maintaining and repairing the same

2. A right of passage of electricity through the overhead cable passing over the land coloured brown on the said plan and passage of water through the pipe laid under the land coloured green TOGETHER WITH the rights of access on such land to the extent that the same are necessary to maintain repair and renew the cable and pipe such right to be exercised by appointment except in emergency and causing as little nuisance or damage as possible and any damage to be made good as soon as practicable

....."

NOTE: Copy plan filed under WSX298903.

- 10 (18.06.2008) The land is subject to the rights granted by a Deed of Grant dated 23 November 2006 made between (1) Housebag Limited and (2) Karin Lucy Irene Hay and Ross William Richard Eric Hay.

NOTE: Copy filed under WSX312832.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 29 October 1930 referred to in the Charges Register:-

THE SECOND SCHEDULE above referred to

STIPULATIONS affecting the property described in the Second part of the First Schedule thereto.

1. No house or building erected on any part of the land shall without the previous consent in writing of the Vendors be used as an Hotel Alehouse Beerhouse Tavern or otherwise for the sale of Wine Beer Spirits or other Exciseable Liquor.

2. The said land or any buildings thereon shall not be used for any noxious noisome or offensive trade business or manufacture nor so as to become a nuisance or annoyance to any of the adjoining or neighbouring owners or occupiers.

Schedule of restrictive covenants continued

3. Except with the previous consent in writing of the Vendors no notice advertisements or other sign shall be erected painted or carved upon the said land or on any building erected thereon but this prohibition shall not prevent the erection of a neat notice board for the sale letting or development of the land upon which it is erected or indicating the trade or business of the person who for the time being shall be the owner or occupier of the same or of any buildings erected thereon.

4. The Vendors reserve the right to vary any of the above mentioned restrictions with respect to any of their property known as the Ferring Estate remaining for the time being unsold.

End of register