

Title Number : WSX181613

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.

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This extract shows information current on 22 JAN 2017 at 19:49:10 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	: WSX181613
Address of Property	: 1 Sea Drive, Sea Lane, Ferring, Worthing
Price Stated	: £495,000
Registered Owner(s)	: CLIVE CHARLES TRACEY and GEM ROMONA TRACEY of 1 Sea Drive, Sea Lane, Ferring, Worthing, W Sussex.
Lender(s)	: None

Title number WSX181613

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 22 JAN 2017 at 19:49:10. 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.

WEST SUSSEX : ARUN

- 1 (06.09.1993) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 1 Sea Drive, Sea Lane, Ferring, Worthing.
- 2 (06.09.1993) The land has the benefit of the rights granted by but is subject to the rights reserved by the Conveyance dated 2 August 1955 referred to in the Charges Register.
- 3 (06.09.1993) The Conveyance dated 2 August 1955 referred to above contains a provision as to light or air.

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 (28.07.2004) PROPRIETOR: CLIVE CHARLES STRACEY and GEM ROMONA STRACEY of 1 Sea Drive, Sea Lane, Ferring, Worthing, W Sussex.
- 2 (28.07.2004) The price stated to have been paid on 1 July 2004 was £495,000.
- 3 (28.07.2004) 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.

C: Charges Register

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

- 1 (06.09.1993) A Conveyance dated 16 March 1934 made between (1) Harry Palmer Latham and Percy James Latham and (2) Arthur Henry Villiers contains stipulations details of which are set out in the schedule of restrictive covenants hereto.
NOTE: No copy of the covenant to observe the said stipulations was supplied on first registration.
- 2 (06.09.1993) A Conveyance of the land in this title dated 2 August 1955 made between (1) Fowler and King Limited (Vendor) (2) Lloyds Bank Limited (Bank) and (3) Muriel Jackson (Purchaser) contains restrictive covenants.

NOTE: Copy in Certificate.

Schedule of restrictive covenants

- 1 The following are details of the stipulations contained in the

Schedule of restrictive covenants continued

Conveyance dated 16 March 1934 referred to in the Charges Register:-

THE SECOND SCHEDULE

"THE property is sold subject to the following stipulations and restrictions.

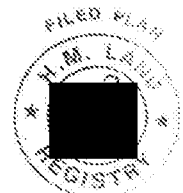
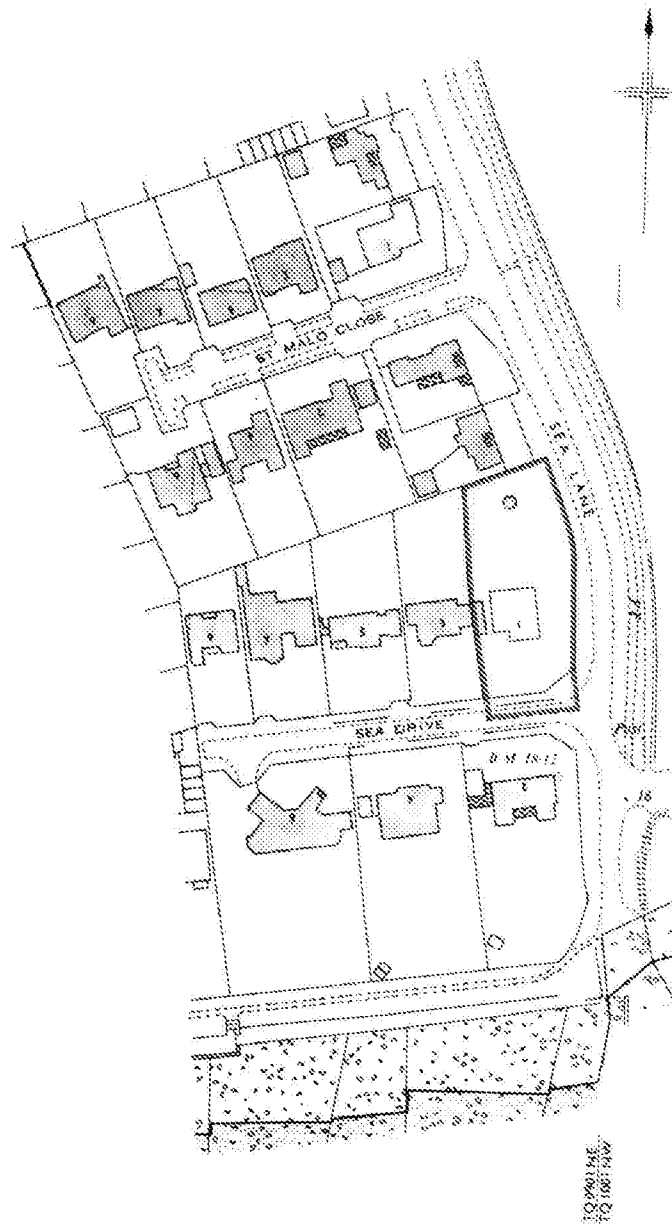
1. FENCES The Purchaser shall within three months from the date hereof erect and for ever maintain to the satisfaction of the Vendors and their successors a good and substantial close fence of not less than four feet six inches and not more than five feet six inches in height along the west side of the land hereby conveyed and shall jointly with the Vendors erect a similar fence as a party fence along the north side of the land hereby conveyed and so long as any part of such land remains unfenced the Vendors shall be entitled to graze or cut and take away the grass growing upon such plot.
2. BUILDING LINE No building or erection other than fences shall be set up on any part of the land sold nearer to the north side of the land than seventy five feet.
3. BUILDINGS No house (exclusive of garage and other out buildings) shall be at a less prime cost in materials and labour than £1,200. No house garage or stabling shall be built other than in brick roofed with tiles and no building shall be erected other than in accordance with the bye-laws of the local Authority.
4. USER No part of the premises shall be used for any purpose other than as a private dwellinghouse and no profession trade or business whatsoever (which shall include fairs parking place with or without charge) shall be carried on upon the same nor shall the Purchaser do or allow to be done on the property anything which may be or become a nuisance or annoyance to the Vendors or the owners or occupiers of other property now or formerly belonging to the Vendors. No hut caravan shed or house on wheels shall be erected or allowed to remain on the premises. The Purchaser shall be entitled to erect and maintain on the said land a summer house or summer houses and also tool and potting sheds and greenhouses.
5. EXCAVATING The Purchaser shall not excavate any sand chalk or any other substance or material of any kind whatsoever upon the said land except for the purpose of building on such land and no excavation shall be made so as in any way to affect the support of any adjoining land. No bricks pipes drains earth or clay shall be baked or burnt upon the premises nor any sale of building materials to be held thereon.
6. TITHE RENT CHARGE (Tithe now redeemed) The Purchaser and Vendors shall pay as to a moiety each the tithe rent charge at present paid by the Vendors on "St. Malo" and the adjoining land owned by the Vendors (which land includes the land now conveyed and also the land coloured green on the said plan)."

NOTE: No copy of the Conveyance plan was supplied on first registration.

End of register

H.M. LAND REGISTRY		TITLE NUMBER	
		WSX181613	
ORDNANCE SURVEY PLAN REFERENCE	TQ0901	SECTION A	Scale 1/1250
COUNTY WEST SUSSEX	DISTRICT ARUN	© Crown copyright 1977	

PERRING PARISH



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