

Title Number : WSX264965

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 29 SEP 2021 at 16:55:46 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	: WSX264965
Address of Property	: 100 Ancton Way, Bognor Regis (P022 6JR)
Price Stated	: under £500,000
Registered Owner(s)	: THE VOLUNTARY ASSOCIATION FOR SURREY DISABLED LIMITED (Co. Regn. No. 7759768) of 10 Havenbury Estate, Station Road, Dorking, Surrey RH4 1ES.
Lender(s)	: None

Title number WSX264965

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 29 SEP 2021 at 16:55:46. 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 (10.07.2002) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 100 Ancton Way, Bognor Regis (P022 6JR).
- 2 (10.07.2002) The land has the benefit of the following rights granted by the Conveyance dated 16 November 1929 referred to in the Charges Register:-

"TOGETHER with the right at all times hereafter for the Purchaser and her successors in title the owners or occupiers of the property hereby conveyed and her and their under tenants and servants in common with all other persons who have or might hereafter have the like right at all times and for all purposes to use all common roads now or hereafter laid out on the said plan and over any other common roads over which the Vendor has a right of way in connection with the said estate."

3 (10.07.2002) The land has the benefit of the rights granted by a Deed dated 9 May 2002 made between (1) Elmer Sands Limited (Grantor) and (2) Joan Rosling, Lindsay Boyd-cox and Richard Chandra-rajan (Grantee).

NOTE: Original 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 (09.12.2011) PROPRIETOR: THE VOLUNTARY ASSOCIATION FOR SURREY DISABLED LIMITED (Co. Regn. No. 7759768) of 10 Havenbury Estate, Station Road, Dorking, Surrey RH4 1ES.
- 2 (09.12.2011) The value stated as at 9 December 2011 was under £500,000.
- 3 (09.12.2011) RESTRICTION: No disposition by the proprietor of the registered estate to which section 36 or section 38 of the Charities Act 1993 applies is to be registered unless the instrument contains a certificate complying with section 37(2) or section 39(2) of that Act as appropriate.

C: Charges Register

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

- 1 (10.07.2002) A Conveyance dated 21 October 1929 made between (1) Stanley Frederick Braddy and Walter James Hobbs and (2) Reverend Robert Richard Neill contains restrictive covenants but neither the original deed nor a certified copy or examined abstract thereof was produced on first registration.

C: Charges Register continued

The following are purported to be details of the said covenants as set out in the Conveyance dated 16 November 1929 referred to below:-

"COVENANT AND SCHEDULE contained in the hereinbefore mentioned conveyance dated the 21st day of October 1929

"THE Purchaser to the intent and so as to bind (so far as practicable) the property secondly hereby conveyed into whosoever hands the same may come and so that the same may enure for the benefit of and be annexed to any such part of the adjoining property known as the Elmer Farm Estate as may be subsequently sold with the benefit of such covenants or to which such covenants may at any time be annexed hereby covenants with the Vendors at all times to observe and perform the stipulations and conditions in the Second Schedule hereto."

- 2 (10.07.2002) A Conveyance of the land in this title dated 16 November 1929 made between (1) Reverend Robert Richard Neill (Vendor) and (2) Adelaide Martha Williams (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 3 (10.07.2002) A Transfer of the land in this title dated 19 June 2002 made between (1) Reverend Anthony John Andrews and Ronald Stuart Wilshire (Transferors) and (2) Joan Rosling, Lindsay Boyd-cox and Richard Chandra-rajan (Transferees) contains the following covenants:-

"The Transferees HEREBY JOINTLY AND SEVERALLY COVENANT with the Transferors that the Property will as from the date hereof be used and maintained for the purpose of a holiday home for disabled people and they will retain the name of the Property as Invicta Warren."

Schedule of restrictive covenants

- 1 (10.07.2002) The following are details of the covenants contained in the Conveyance dated 16 November 1929 referred to in the Charges Register:-

"1. THE Purchaser shall forthwith make and for ever maintain proper and substantial boundary fences on the sides of the land hereby conveyed to be sold marked 'T' on the said plan. No fence shall be less than four feet or more than six feet in height from the surface of the road or footpath

2. ONE house only in all respects according to plans and elevations to be approved by the Vendor's Surveyor shall be erected on each plot hereby conveyed but outbuildings according to plans and in situations to be approved of by the said Surveyor may be erected thereon. A reasonable fee not exceeding £1. 1s. 0d. shall on each occasion be charged by the Surveyor for his trouble and paid by the Purchaser

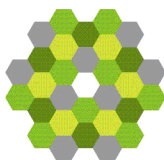
3. NO building or erection except the said fence shall at any time be erected on the said land within twenty feet of any of the roads or street marked on the said plan

4. NO temporary building of any kind shall at any time be erected on the premises other than sheds and workshops to be used only for works incidental to the erection of permanent buildings thereon without the consent in writing of the Vendor

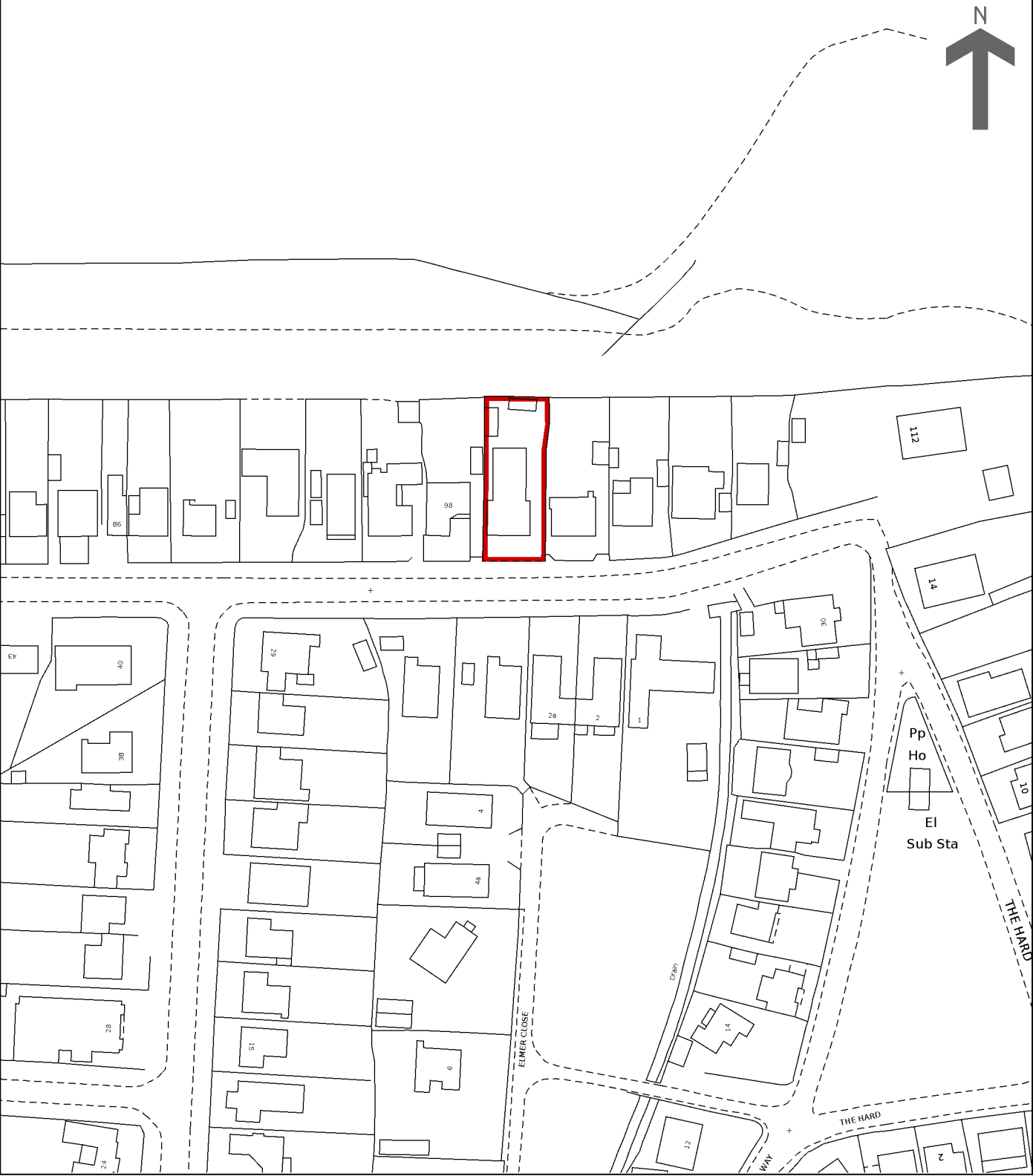
5. NO building to be erected on any part of the land hereby conveyed shall at an time hereafter be used for any other purpose than a private dwelling or a garage for private use in connection therewith and no trade manufacture or business of any kind except that of a surgeon or physician shall at any time be set up or carried on in or upon the said land".

NOTE: A 'T' mark affects the western boundary on the land in this title.

End of register



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