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Official copy of register of title

Title number WSX86604

Edition date 08.10.2018

- This official copy shows the entries on the register of title on 16 AUG 2019 at 08:27:56.
- 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 16 Aug 2019.
- 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.

WEST SUSSEX : ARUN

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Gendarshe, Manor Way, Elmer, Bognor Regis (P022 6LA).
- 2 The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 3 The land has the benefit of the following rights granted by a Deed dated 15 July 1986 made between (1) Elmer Sands Association Limited (Grantor) and (2) Iris Teresa Foulks (Grantee):-

The Grantor as beneficial owner hereby grants unto the Grantee (a) full right and liberty for the Grantee and his successors in title the owners and occupiers for the time being of the said premises of the Grantee and each and every part thereof and his respective servants and licensees (in common with the Grantor and all others having the like right) at all times hereafter by day or night to pass to or from the said premises of the Grantee and each and every part thereof from or to the said highway along the said private roadway between the points A and B on the said plan with or without vehicles of any description for all purposes connected with the use and enjoyment of the said premises of the Grantee as private residence but not for any other purpose whatsoever but subject to the payment by the Grantee and his successors in title of a proportionate part according to the frontage of the said premises of the Grantee Manor Way of the cost of maintaining and repairing Manor Way and its footpaths and so long as the Grantee or his successors in title comply with the covenant next hereinafter contained a right of way for all purposes in connection with the use and enjoyment of the said premises and each and every part thereof over the remaining roads on the Grantors estate and (b) (i) full right and liberty to pass water soil and other services to and from any part of the said premises of the Grantee and each and every part through and along the sewers wires pipes cables soakaways and other service conducting media now laid or to be laid in on under or over the roads on the Grantor's estate within the period of eighty years from the date hereof (which shall be the perpetuity period applicable hereto) and intended to serve the said premises of the Grantee and each and every part thereof subject to the payment by the person exercising such rights of a proportionate part according to user of the expense of

A: Property Register continued

repairing renewing and cleaning the same (ii) the right of entry on to the roads on the Grantor's estate with or without workmen at reasonable times for the purpose of connecting into laying and thereafter inspecting maintaining repairing cleaning and renewing the before mentioned sewers wires pipes cables and soakaways and other service conducting media intended to serve the said premises of the Grantee and each and every part thereof the person exercising such rights making good any damage which may be occasioned thereby.

NOTE: The points marked A-B on the plan are reproduced on the filed plan.

- 4 (07.02.1996) The land has the benefit of but is subject to the rights granted by a Deed dated 10 January 1996 made between (1) Charles Leonard Moss and (2) Richard William Holdsworth and Pamela Christine Holdsworth.

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 (08.10.2018) PROPRIETOR: OBERHOLZER PROPERTIES LIMITED (Co. Regn. No. 11395266) of South Lodge, South Avenue, Hurstpierpoint, Hassocks BN6 9QB.
- 2 (08.10.2018) The price stated to have been paid on 14 September 2018 was £600,000.
- 3 (08.10.2018) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 14 September 2018 in favour of Paratus AMC Limited referred to in the Charges Register.

C: Charges Register

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

- 1 A Conveyance of the land edged mauve on the filed plan and other land dated 22 October 1929 made between (1) Frank Christoffer Stedman (Vendor) and (2) Henry William James Fisher, John William Coleson and George Thomas Dixon (Purchasers) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 A Transfer of the land in this title and other land dated 20 April 1933 made between (1) Henry William James Fisher, John William Coleson and George Thomas Dixon (Vendors) and (2) Keith Vivian Rosegold (Purchaser) contains stipulations details of which are set out in the schedule of restrictive covenants hereto.
- 3 The land is subject to the following rights granted by a Transfer of the land lying to the west of the land in this title dated 18 July 1973 made between (1) Albert Edward Moyler and Others and (2) Barry Albert Moyler and Jennifer Lynn Moyler:-

"Together with the right to use all sewers drains watercourses wires cables and other services laid or passing over through or under the land delineated green on the plan annexed hereto being land comprised in the above title number."

NOTE: The land edged green referred to includes the land edged blue on the filed plan.

- 4 The land is subject to the rights granted by a Transfer of land lying to the west of the land in this title dated 18 July 1973 made between

C: Charges Register continued

(1) Albert Edward Moyler and (2) Grace Alice Moyler which are identical to those granted by the Transfer dated 18 July 1973 referred to above.

NOTE: The land edged green referred to includes the land edged blue on the filed plan.

- 5 The land is subject to the following rights granted by a Transfer of the land edged and numbered WSX98311 in green on the filed plan dated 31 January 1986 made between (1) William Frederick Moss and others and (2) Charles Leonard Moss:-

"TOGETHER WITH the right to lay and connect up to for the running of and maintenance of sewers pipes and drains in on or under the adjoining land of the Transferors edged green on the said plan TOGETHER ALSO WITH a right of entry onto the said land edged green for the purpose of gaining access to such sewers pipes and drains for the purpose of laying connecting up to and maintaining the same."

NOTE: The land edged green referred to is the land remaining in this title.

- 6 (08.10.2018) REGISTERED CHARGE dated 14 September 2018.
- 7 (08.10.2018) Proprietor: PARATUS AMC LIMITED (Co. Regn. No. 3489004) of 5 Arlington Square, Downshire Way, Bracknell, Berks RG12 1WA.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 22 October 1929 referred to in the Charges Register:-

"2. The Purchasers hereby covenants with the Vendor that they the Purchasers will not cut injure or lop any trees on the land hereby conveyed without the Vendors consent in writing but such consent shall not be unreasonably withheld nor shall any such consent be necessary in the event of any trees interfering with the site of any proposed buildings

3. To erect on the sides of the land marked 'T' on the Plan within one month from the date hereof a post and wire fence to the satisfaction of the Vendor In the event of the Purchasers re-selling the land in plots or on the same being built upon then within one month from the sale of any plot or plots or the completion of any building such fence shall be replaced by a close boarded and creosoted fence six feet high

4. Not to erect upon the land or any plot or plots any buildings other than such as shall be used as private or professional residences or as shops for the sale of usual household goods."

- 2 The following are details of the stipulations contained in the Transfer dated 20 April 1933 referred to in the Charges Register:-

"1. The Purchaser shall within three months from the date of completion erect and maintain good and sufficient fences to the Vendors satisfaction on the sides of their Plots marked 'T' on the plan

2. The Purchaser shall erect on the land the buildings shown on the plan as submitted to the Council for the purpose of establishing a holiday Resort and no part of the land shall be used as a Shop or Shops. In the event of the Purchaser deciding to erect Bungalows or Houses (as Private dwellinghouses) they shall not cost less than One hundred and seventy five pounds Prime Cost

2a. The Purchasers to have the right to apply to the proper authorities for the leave and licence to sell alcohol for the benefit and consumption of the Holiday Camp and the Vendors shall be deemed to have given their consent for such license

2b. No Hoarding or advertisement shall be placed on the land other than a Board at the entrance advertising the Camp."

NOTE: The 'T' marks referred to in paragraph 1 above do not affect the

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Schedule of restrictive covenants continued

land in this title.

End of register