

THIS IS A PRINT OF THE VIEW OF THE REGISTER OBTAINED FROM HM LAND REGISTRY SHOWING THE ENTRIES SUBSISTING IN THE REGISTER ON 28 JUL 2025 AT 12:28:04. BUT PLEASE NOTE THAT THIS REGISTER VIEW IS NOT ADMISSIBLE IN A COURT IN THE SAME WAY AS AN OFFICIAL COPY WITHIN THE MEANING OF S.67 LAND REGISTRATION ACT 2002. UNLIKE AN OFFICIAL COPY, IT MAY NOT ENTITLE A PERSON TO BE INDEMNIFIED BY THE REGISTRAR IF HE OR SHE SUFFERS LOSS BY REASON OF A MISTAKE CONTAINED WITHIN IT. THE ENTRIES SHOWN DO NOT TAKE ACCOUNT OF ANY APPLICATIONS PENDING IN HM LAND REGISTRY. FOR SEARCH PURPOSES THE ABOVE DATE SHOULD BE USED AS THE SEARCH FROM DATE.

THIS TITLE IS DEALT WITH BY HM LAND REGISTRY, DURHAM OFFICE.

TITLE NUMBER: WSX50842

There is no application or official search pending against this title.

## A: Property Register

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

WEST SUSSEX : ARUN

- 1 (20.03.1981) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Lion Hotel & Country Club, Nyetimber Lane, Bognor Regis (P021 3JX).

## 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 (27.12.1995) PROPRIETOR: HALL & WOODHOUSE LIMITED (Co. Regn. No. 00057696) of The Brewery, Blandford St Mary, Dorset.
- 2 (27.12.1995) 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 An Agreement dated 26 September 1952 made between (1) Ruth Margaret Osborn and Arthur Winton Matkin (2) Ada Frances Denman and (3) Bertram Isom and Joan Winifred Isom relates to access of light and air.

*NOTE: Copy filed.*

- 2 A Deed of Exchange dated 19 March 1970 made between (1) Newtons of Bognor Regis Limited (Newtons) Marguerite Bessie Hallett and Bertha Amy Puttick and (2) Algrey Contractors Limited (Algrey) contains the following covenants:-

"NEWTONS on behalf of themselves and their successors in title to the land edged blue on the plan annexed hereto (hereinafter called "the blue land") hereby covenant with Algrey and their successors in title to and for the protection of the red land and the land already owned by Algrey adjacent thereto as follows:-

(a) Not to erect or allow to be erected or to grow anything in excess of 3'6" in height from the road level upon the blue land and

(b) To demolish the existing outbuildings within the green land within two months from the date hereof

Title number WSX50842

## C: Charges Register continued

PROVIDED ALWAYS that Newtons shall be permitted to retain the existing 9" square post which supports the hotel name plate on the blue land".

*NOTE: Copy plan filed.*

End of register