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Official copy of register of title

Title number WSX126101

Edition date 07.12.2015

- This official copy shows the entries on the register of title on 10 DEC 2025 at 15:06:05.
- 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 10 Dec 2025.
- 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 (15.02.1988) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 5 Lion Road, Pagham, Bognor Regis (P021 3JZ).

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 (07.12.2015) PROPRIETOR: AMANDA JANE POOLE of 5 Lion Road, Bognor Regis P021 3JZ.
- 2 (07.12.2015) The value stated as at 7 December 2015 was £388,000.

C: Charges Register

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

- 1 A Conveyance of the land in this title dated 5 November 1925 made between (1) Reginald James Smart (Vendor) and (2) Frederick Erwin Craton (Purchaser) contains the following covenants:-

"The Purchaser for himself his heirs and assigns hereby covenants with the Vendor that the Purchaser and the persons deriving title under him will:

(1) Forthwith erect and forever after maintain a good and sufficient fence not more than Six feet and not less than Four feet in height on the North side and front of the land hereby conveyed.

(2) That the plans elevations and specifications of any house or building to be erected on the land hereby conveyed shall be first submitted to the Vendor and his approval in writing obtained such approval not to be unreasonably withheld A building line shall be

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C: Charges Register continued

observed (as marked) on the said Plan but a building may be set back behind the building line.

(3) Not to do or permit anything on the said piece of land hereby conveyed to the nuisance or annoyance of the neighbours."

NOTE: The building line is set back Twenty five feet from the road.

End of register