

DATED

24th March 2018

**PLANNING OBLIGATION BY WAY OF UNILATERAL UNDERTAKING UNDER
SECTION 106 OF THE TOWN & COUNTRY PLANNING ACT 1990**

**RELATING TO LAND AT REAR AND SIDE OF 6 HOOK LANE, ROSE GREEN,
PAGHAM, PO213NY**

Parties:

OWNER [PAUL AND BARBARA UNSWORTH]

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13.	[Mortgagee's consent] (this will be removed if there is no mortgagee)	Error! Bookmark not defined

THIS DEED is dated 24th March 2018

Paul and Barbara Unsworth of 6 Hook Lane, Rose Green, Bognor Regis Owner

IN FAVOUR OF Arun District Council of The Civic Centre Maltravers Road
Littlehampton BN17 5LF Council

BACKGROUND

- (A) The Council is the local planning authority for the purposes of the TCPA 1990 for the area in which the Property is situated.
- (B) The Owner owns the Property [subject to a mortgage in favour of the Mortgagee].
- (C) The Owner has made the Planning Application and is proposing to carry out the Development.
- (D) In consideration of Pagham Harbour policy ENV DM2 of the emerging Local Plan 2011-2031, and Cabinet's approval of the tariff based system on 20 July 2015, the Owner gives this undertaking to perform the obligations set out in this deed.

AGREED TERMS

1. INTERPRETATION

The following definitions and rules of interpretation apply in this deed.

1.1 Definitions:

Access Management Contribution: the sum of £871 towards the cost of delivering measures to avoid, or mitigate to an acceptable level, the harm caused to Pagham Harbour by the Development.

Base Rate: the higher of [5%] and the base rate from time to time of Barclays Bank plc.

Commencement of Development: the carrying out in relation to the Development of any material operation as defined by section 56(4) of the TCPA 1990 [but disregarding for the purposes of this deed and for no other purpose, the following operations: demolition works; site clearance; ground investigations; site survey works; temporary access construction works; archaeological investigation; and erection of any fences and hoardings around the Property.]

Commenced and Commences shall be construed accordingly.

Commencement Date: the date of Commencement of Development.

Default Interest Rate: [4%] per annum above the Base Rate.

Development: the development of the Property by construction of a 3 bedroomed bungalow as described in the Planning Application.

Pagham Harbour: A Special Protection Area, also known as a Natura 2000 site, based in Pagham, West Sussex in the District of Arun, identified as being of international importance for the breeding, feeding, wintering or migration of rare and vulnerable species of European Union birds.

Plan: the plan attached to this deed.

Planning Application: an application for planning permission registered by the Council under reference number P/26/18/PL

Planning Permission: the planning permission to be granted by the Council in respect of the Planning Application.

Property: the freehold land at rear and side of 6 Hook Lane, Rose Green, Pagham shown edged red on the Plan and registered at HM Land Registry with absolute title under title number(s) WSX362996, WSX303186, WSX381968, WSX366296, WSX71404.

TCPA 1990: Town and Country Planning Act 1990

Working Day: any day which is not a Saturday, a Sunday, a bank holiday or a public holiday in [England OR Wales].

- 1.2 Clause headings shall not affect the interpretation of this deed.
- 1.3 A **person** includes a natural person, corporate or unincorporated body (whether or not having separate legal personality).
- 1.4 Unless the context otherwise requires, words in the singular shall include the plural and in the plural shall include the singular.
- 1.5 Unless the context otherwise requires, a reference to one gender shall include a reference to the other genders.
- 1.6 A reference to any party shall include that party's personal representatives, successors and permitted assigns.
- 1.7 A reference to the Council shall include the successors to its respective statutory functions.
- 1.8 Unless the context otherwise requires, a reference to a statute or statutory provision is a reference to it as amended, extended or re-enacted from time to time.

- 1.9 Unless the context otherwise requires, a reference to a statute or statutory provision shall include any subordinate legislation made from time to time under that statute or statutory provision.
- 1.10 A reference to writing or written excludes faxes and e-mail.
- 1.11 A reference to this deed or to any other deed or document referred to in this deed is a reference to this deed or such other deed or document as varied or novated (in each case, other than in breach of the provisions of this deed) from time to time.
- 1.12 References to clauses are to the clauses of this deed.
- 1.13 Any words following the terms including, include, in particular, for example or any similar expression shall be construed as illustrative and shall not limit the sense of the words, description, definition, phrase or term preceding those terms.
- 1.14 Where an obligation falls to be performed by more than one person, the obligation can be enforced against every person so bound jointly and against each of them individually.

2. STATUTORY PROVISIONS

- 2.1 This deed constitutes a planning obligation for the purposes of section 106 of the TCPA 1990, section 111 of the Local Government Act 1972 and any other enabling powers.
- 2.2 The obligations contained in clause 3 of this deed are planning obligations for the purposes of section 106 of the TCPA 1990 and are entered into by the Owner with the intention that they bind the interests held by those persons in the Property and their respective successors and assigns.
- 2.3 This deed shall come into effect on the date of grant of the Planning Permission.
- 2.4 The obligations contained in clause 3 of this deed are enforceable by the Council in accordance with section 106 of the TCPA 1990.

3. COVENANTS WITH THE COUNCIL

The Owner covenants with the Council to pay the Access Management Contribution to the Council on or before the Commencement Date.

4. RELEASE

No person shall be liable for any breach of an obligation, restriction or covenant contained in this deed after parting with all of its interest in the Property, except in respect of any breach subsisting prior to parting with such interest.

5. DETERMINATION OF DEED

This deed shall be determined and have no further effect if the Planning Permission:

- (a) expires before the Commencement of Development;
- (b) is varied or revoked other than at the request of the Owner; or
- (c) is quashed following a successful legal challenge.

6. LOCAL LAND CHARGE

This deed is a local land charge and shall be registered as such by the Council.

7. INTEREST ON LATE PAYMENT

If the Access Management Contribution has not been paid to the Council prior to or on the Commencement Date, the Owner shall pay the Council interest on the Access Management Contribution at the Default Interest Rate (both before and after any judgment). Such interest shall accrue on a daily basis for the period from the Commencement Date to and including the date of payment.

8. COUNCIL'S COSTS

The Owner shall pay to the Council on the date of this deed the Council's reasonable and proper legal costs together with all disbursements incurred in connection with the preparation, completion and registration of this deed.

9. OWNERSHIP

- 9.1 The Owner warrants that no person other than the Owner has any legal or equitable interest in the Property.
- 9.2 Until the obligations in clause 3 have been complied with the Owner will give to the Council within 14 Working Days, the following details of any conveyance, transfer, lease, assignment, mortgage or other disposition entered into in respect of all or any part of the Property:

- (a) the name and address of the person to whom the disposition was made; and
- (b) the nature and extent of the interest disposed of.

10. NOTICES

10.1 A notice or other communication to be given under or in connection with this deed must be in writing and must be:

- (a) delivered by hand; or
- (b) sent by pre-paid first class post or other next working day delivery service.

10.2 Any notice [or other communication] to be given under this deed must be sent to the relevant party as follows:

- (a) to The Planning Department of Arun District Council, quoting the Planning Application number at the following address: The Civic Centre Maltravers Road Littlehampton BN17 5LF;
- (b) for the attention of the Owner Paul and Barbara Unsworth at: 6 Hook Lane, Rose Green, Bognor Regis;

10.3 Any notice or other communication given in accordance with clause 10.1 and clause 10.2 will be deemed to have been received:

- (a) if delivered by hand, on signature of a delivery receipt [or at the time the notice is left at the address] provided that if delivery occurs before 9.00 am on a Working Day, the notice will be deemed to have been received at 9.00 am on that day, and if delivery occurs after 5.00 pm on a Working Day, or on a day which is not a Working Day, the notice will be deemed to have been received at 9.00 am on the next Working Day;
- (b) if sent by pre-paid first class post or other next working day delivery service at [9.00 am] on the second Working Day after posting.

10.4 A notice or other communication given under this deed shall not be validly given if sent by e-mail.

10.5 This clause does not apply to the service of any proceedings or other documents in any legal action or, where applicable, any arbitration or other method of dispute resolution.

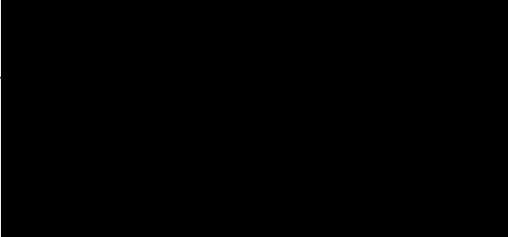
11. THIRD PARTY RIGHTS

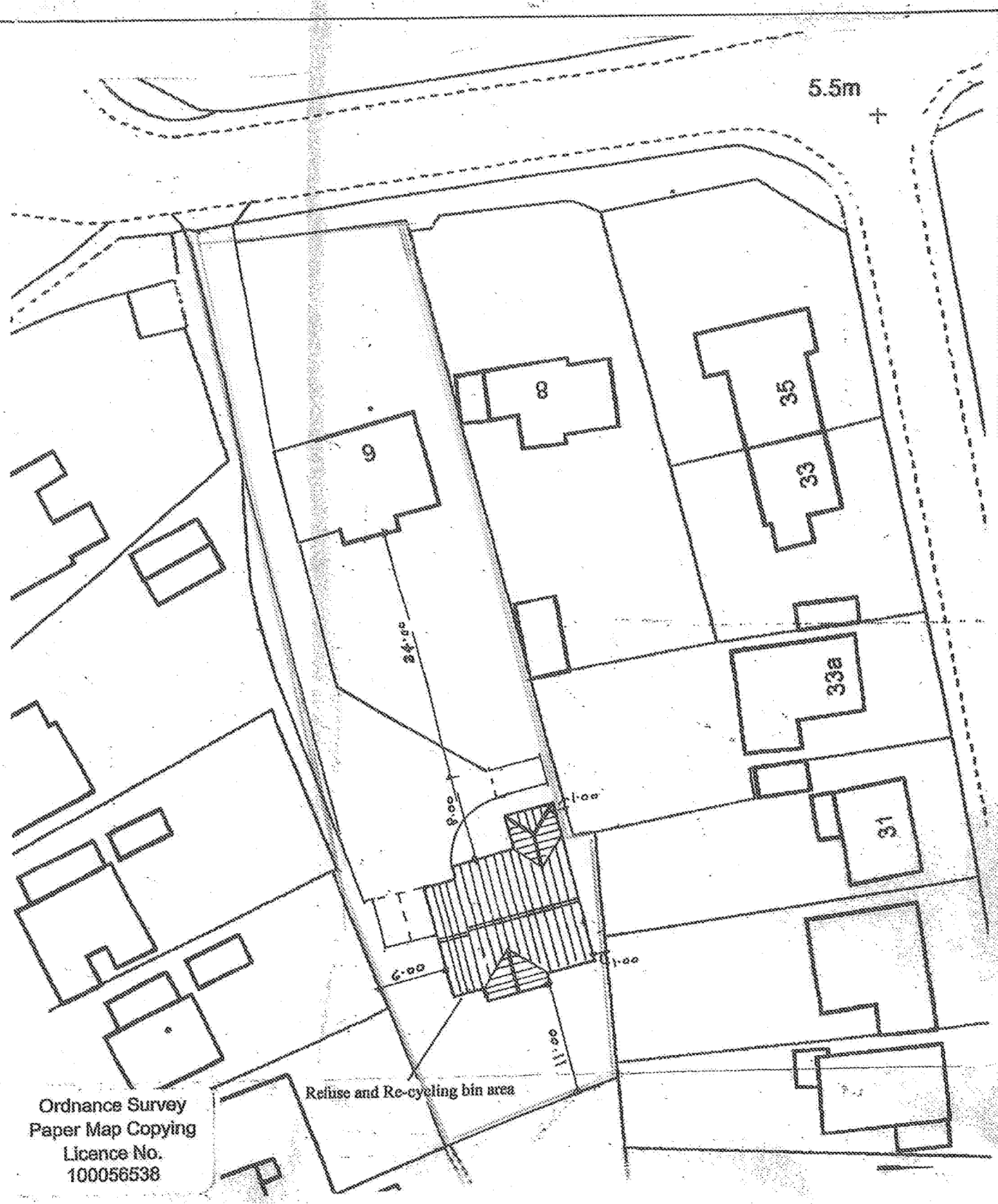
A person who is not a party to this deed shall not have any rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this deed.

12. GOVERNING LAW

This deed and any dispute or claim arising out of or in connection with it or its subject matter or formation (including non-contractual disputes or claims) shall be governed by and construed in accordance with the law of England and Wales.

This document has been executed as a deed and is delivered and takes effect on the date stated at the beginning of it.

1. Signed as a Deed by Paul and Barbara Unsworth In the presence of:- Dr. Maria Harrison 1 Viscount Drive, Pagham Doctor of Medicine	 OWNER SIGNATURE  WITNESS SIGNATURE



Ordnance Survey
Paper Map Copying
Licence No.
100056538

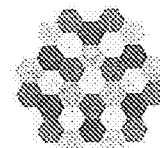
block plan
1 : 500



Block 910

000 1 2

ARUN DISTRICT COUNCIL
P2618/PL



Official copy of register of title

Title number WSX366296 Edition date 29.08.2014

- This official copy shows the entries in the register of title on 6 December 2014 at 09:43:13.
- 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 6 December 2014.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide 1 - A guide to the information we keep and how you can obtain it.
- This title is dealt with by Land Registry Durham Office.

A: Property register

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

WEST SUSSEX : ARUN

- 1 (14.03.1997) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land on the south side of 6 Hook Lane, Rose Green, Bognor Regis (PO21 3NY).

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 (29.08.2014) PROPRIETOR: PAUL UNSWORTH and BARBARA CHRISTINE UNSWORTH of 6 Hook Lane, Rose Green, Bognor Regis PO21 3NY.
- 2 (29.08.2014) The price stated to have been paid on 27 August 2014 was £18,000.
- 3 (29.08.2014) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

C: Charges register

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

- 1 (14.03.1997) A Conveyance of the land in this title and other land dated 12 August 1930 made between (1) Reginald James Smart (Vendor) and (2) Nehemiah Henderson (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 (29.08.2014) A Transfer of the land in this title dated 27 August 2014 made between (1) Shaun Lyndon-Smith and Diane Mary Lyndon-Smith and (2) Paul Unsworth and Barbara Christine Unsworth contains restrictive covenants.

NOTE: Copy filed.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 12 August 1930 referred to in the Charges Register:-

"For the benefit of the Vendor's estate adjoining the property hereby conveyed the Purchaser hereby covenants with the Vendor that the Purchaser and the persons deriving title under him will observe and perform the stipulations and conditions set out in the Schedule hereto

THE SCHEDULE above referred to

1. Within three calendar months from the date hereof to erect and henceforth to maintain a good and sufficient fence against cattle and sheep on the East side of the land hereby conveyed such fence to be not more than Six feet and not less than Four feet in height and to be approved by the Vendor.

2. Any building erected on the land hereby conveyed must be first approved of by the Vendor in writing.

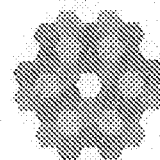
3. Not to do anything on the land hereby conveyed to the nuisance or annoyance of the Vendor or the neighbourhood."

NOTE: A 'T' mark affects the eastern boundary of the land in this title.

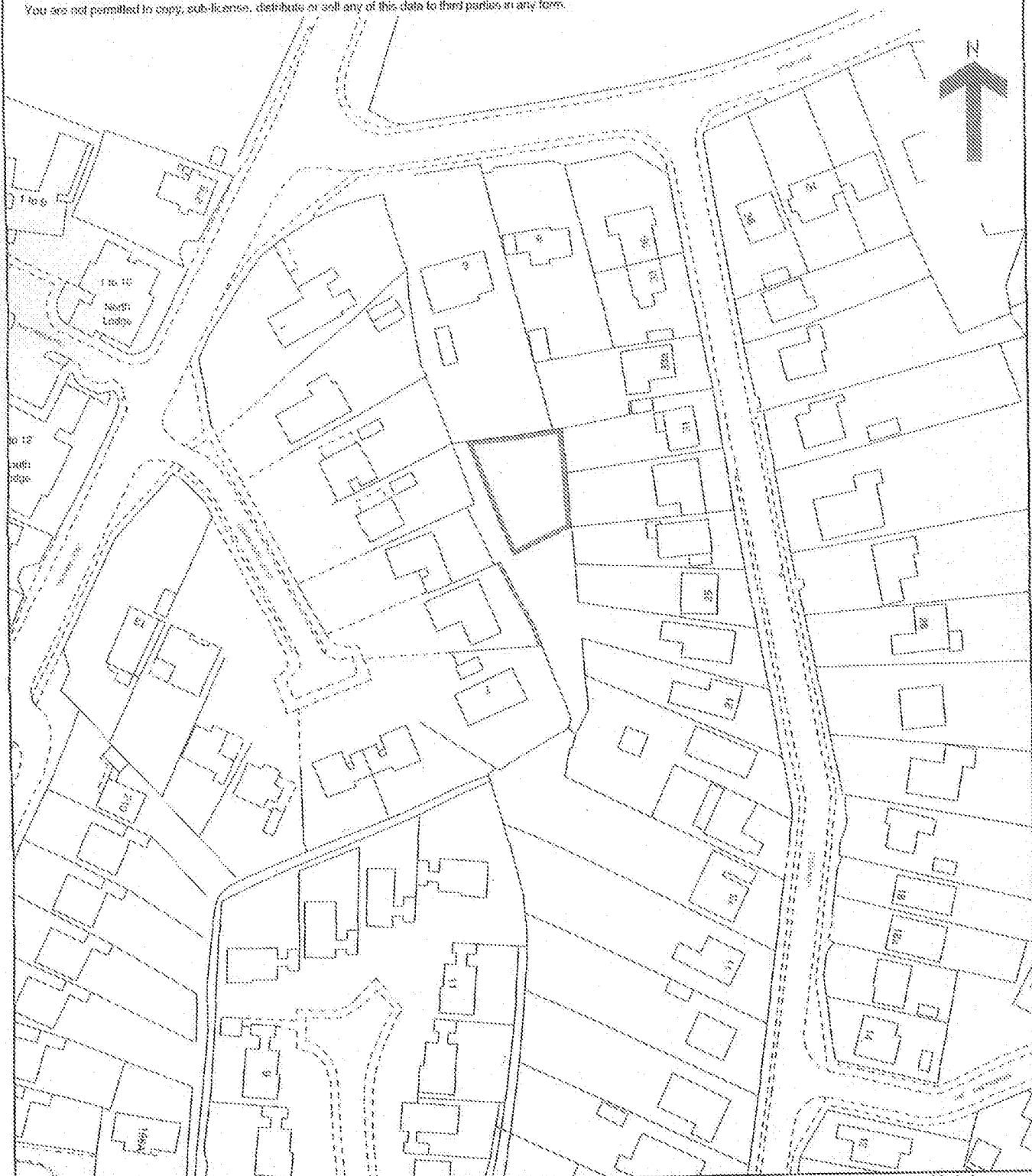
End of register

Land Registry Official copy of title plan

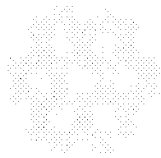
Title number **WSX366296**
Ordnance Survey map reference **SZ8998NW**
Scale **1:1250** enlarged from 1:2500
Administrative area **West Sussex: Arun**



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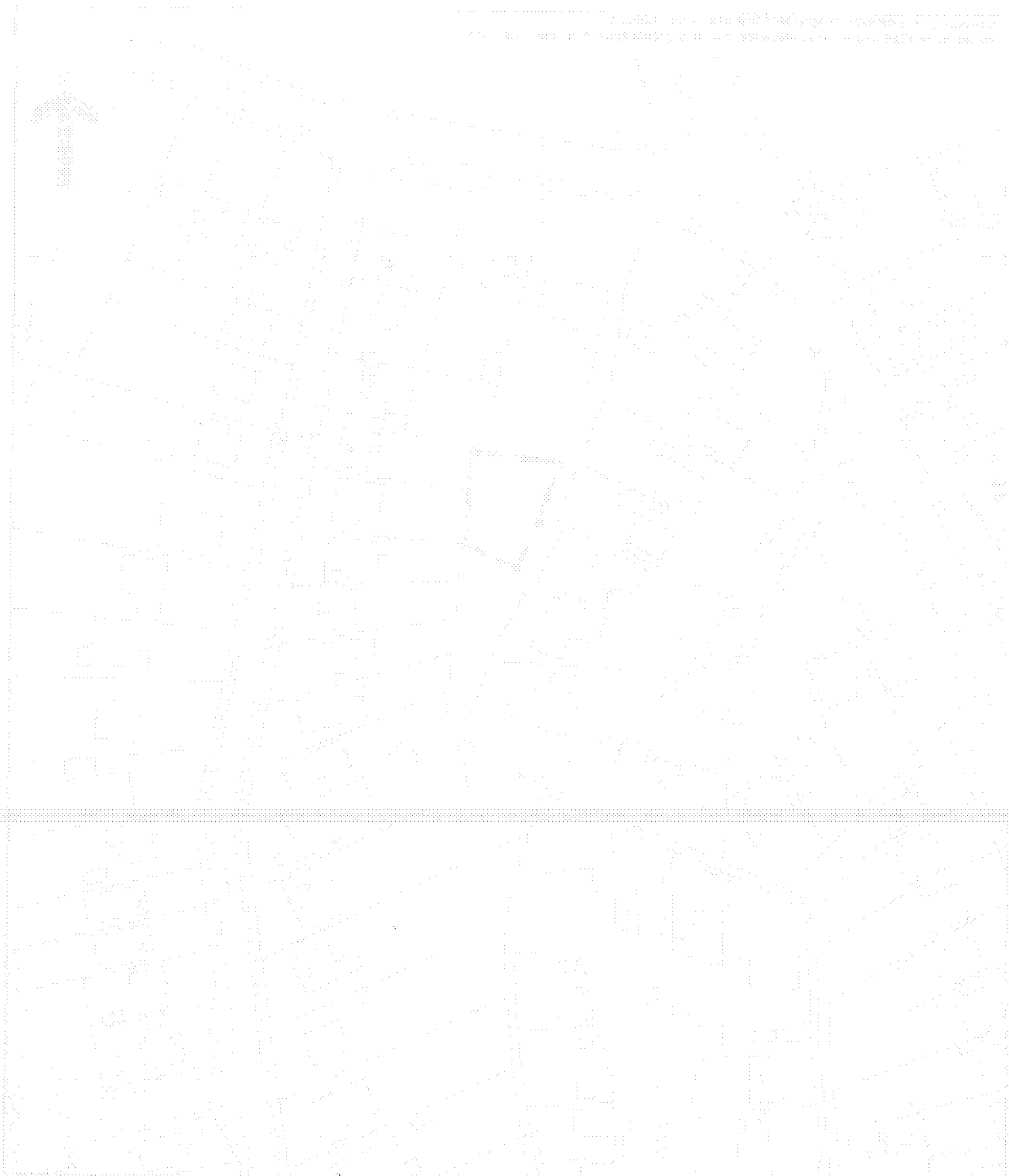


This official copy issued on 6 December 2014 shows the state of this title plan on 6 December 2014 at 09:43:13. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).
This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.
This title is dealt with by Land Registry, Durham Office.

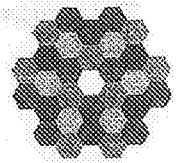


ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಜಲ ಸಂಪನ್ಮೂಲ ಇಲಾಖೆ
ಜಲ ಸಂಪನ್ಮೂಲ ಇಲಾಖೆ
ಜಲ ಸಂಪನ್ಮೂಲ ಇಲಾಖೆ

ಜಲ ಸಂಪನ್ಮೂಲ
ಇಲಾಖೆ
ಜಲ ಸಂಪನ್ಮೂಲ
ಇಲಾಖೆ



ಈ ನಕ್ಷೆಯು ಜಲ ಸಂಪನ್ಮೂಲ ಇಲಾಖೆಯಿಂದ
ತಯಾರಿಸಲಾಗಿದೆ. ಇದರಲ್ಲಿ
ಜಲ ಸಂಪನ್ಮೂಲ ಇಲಾಖೆಯ
ಜಲ ಸಂಪನ್ಮೂಲ ಇಲಾಖೆ



Official copy of register of title

Title number WSX362996

Edition date 13.10.2014

- This official copy shows the entries in the register of title on 14 October 2014 at 11:41:28.
- 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 14 October 2014.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide 1 - *A guide to the information we keep and how you can obtain it*.
- This title is dealt with by Land Registry Durham Office.

A: Property register

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

WEST SUSSEX : ARUN

- 1 (07.11.1960) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land on the west side of 6 Hook Lane, Rose Green, Bognor Regis (PO21 3NY).
- 2 The land has the benefit of the rights granted by the Transfer dated 21 April 1965 referred to in the Charges Register.
- 3 The Transfer dated 21 April 1965 referred to above contains a provision as to light or air.
- 4 The land has the benefit of the rights granted by the Transfer dated 23 February 1966 referred to in the Charges Register.
- 5 The Transfer dated 23 February 1966 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 (13.03.2014) PROPRIETOR: BARBARA CHRISTINE UNSWORTH and PAUL UNSWORTH of 6 Hook Lane, Rose Green, Bognor Regis PO21 3NY.

C: Charges register

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

- 1 A Transfer of the land tinted yellow on the title plan and other land dated 21 April 1965 made between (1) West Park Development Company Limited and (2) Kenneth John Cook contains restrictive covenants.

NOTE: Original filed under SX68219.

- 2 A Transfer of the land tinted mauve on the title plan and other land dated 3 May 1965 made between (1) West Park Developments Company Limited and (2) Robin David Thomas Kent contains restrictive covenants.

NOTE: Copy filed under SX68268.

- 3 A Transfer of the land tinted blue on the title plan and other land dated 23 February 1966 made between (1) West Park Development Company Limited and (2) Kenneth John Cook contains restrictive covenants.

NOTE: Original filed under SX75518.

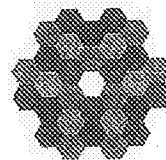
End of register



This official copy issued on 24 September 2014 shows the state of this title plan on 24 September 2014 at 07:11:22. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).

This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.

This title is dealt with by Land Registry, Durham Office.



BARBARA CHRISTINE UNSWORTH
6 HOOK LANE
ROSE GREEN
BOGNOR REGIS
WEST SUSSEX
PO21 3NY

Delivered by



POSTAGE PAID GB
HQ 319

Date
29 May 2013

Your ref
NO REFERENCE

Our ref
RCS/WSX71404

Completion of registration

Title number	WSX71404
Property	6 Hook Lane, Rose Green, Bognor Regis (PO21 3NY)
Registered proprietor	Barbara Christine Unsworth and Paul Unsworth

Your application lodged on 19 April 2013 has been completed. An official copy of the register is enclosed. No amendment to the title plan has been made.

There are no other documents to send to you.

The fees lodged in respect of your application were overpaid. The fee for the registration of a Transfer not for value is payable under scale 2 not scale 1. A Refund will be made in the near future.

You do not need to reply unless you think a mistake has been made. If there is a problem or you require this correspondence in an alternative format, please let us know.

The Title Information document is enclosed for you to keep or issue to your client as appropriate.

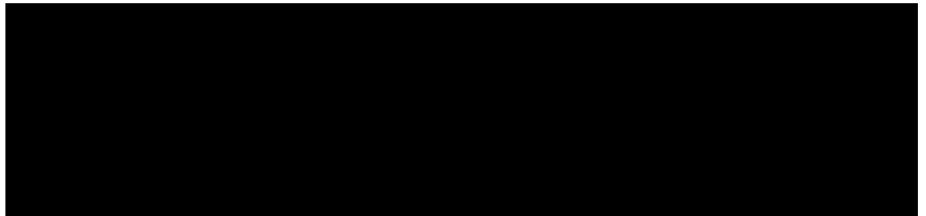
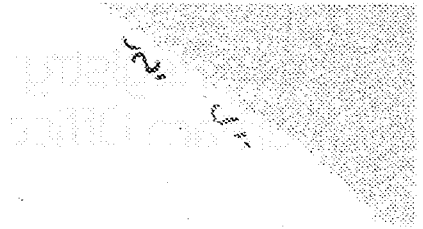
Important information about the address for service

If we need to write to an owner, chargee or other party who has an interest noted on the register, we will write to them at the address shown on the register. We will also use this address if we need to issue any formal notice to an owner or other party as a result of an application being made. Notices are often sent as a measure to safeguard against fraud. It is important that this address is correct and up to date. If it is not you may not receive our letter or notice and could suffer a loss as a result.

You can have up to three addresses for service noted on the

Land Registry
Durham Office
Southfield House
Southfield Way
Durham DH1 5TR

DX 60200 Durham 3





A: Property Register

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

COUNTY

DISTRICT

WEST SUSSEX

ARUN

1. (19 May 1983) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 6 Hook Lane, Rose Green, Bognor Regis, (PO21 3NY).

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. (11 December 1991) PROPRIETOR: BARBARA CHRISTINE CARTER of 6 Hook Lane, Rose Green, Bognor Regis, W Sussex, PO21 3NY.
2. The Transfer to the proprietor contains a covenant of indemnity in respect of the covenants 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 in this title dated 14 September 1926 made between (1) Reginald James Smart (Vendor) and (2) Elizabeth Hobbs Southgate (Purchaser) contains the following covenants:-

"for the benefit of the Vendor's Estate adjoining the property hereby conveyed THE Purchaser hereby covenants with the Vendor that the Purchaser and the persons deriving title under her will observe and perform the stipulations and conditions set out in the Schedule hereto

THE SCHEDULE above referred to

1. Within three calendar months from the date hereof to erect and henceforth to maintain a good and sufficient fence against cattle and sheep on the east and south sides of the land hereby conveyed

C: Charges Register continued

2. Not to erect on the land hereby conveyed any buildings of an unsightly nature and to submit to the Vendor plans of any buildings proposed to be erected and not to proceed with the building until the plans have been approved in writing such approval not to be unreasonably withheld

3. No building shall be erected nearer the road than the building line shown on the plan

4. Not to do anything on the land hereby conveyed to the nuisance or annoyance to the Vendor or the neighbourhood."

NOTE: The building line is set back 25 feet from the road frontage.

2. (31 October 2001) REGISTERED CHARGE dated 19 July 2001 to secure the moneys including the further advances therein mentioned.

3. (31 October 2001) PROPRIETOR: HALIFAX PLC (Co. Regn. No. 2367076) of Trinity Road, Halifax, W Yorkshire HX1 2RG.

END OF REGISTER

NOTE A: A date at the beginning of an entry is the date on which the entry was made in the Register.

NOTE B: This is a copy of the register on 31 October 2001 at 14:57:09.

H.M. LAND REGISTRY

WSX71404

ORDNANCE SURVEY
PLAN REFERENCE

SZ 8998

SECTION C

Scale
1/1250

© Crown copyright 1977

COUNTY

WEST SUSSEX

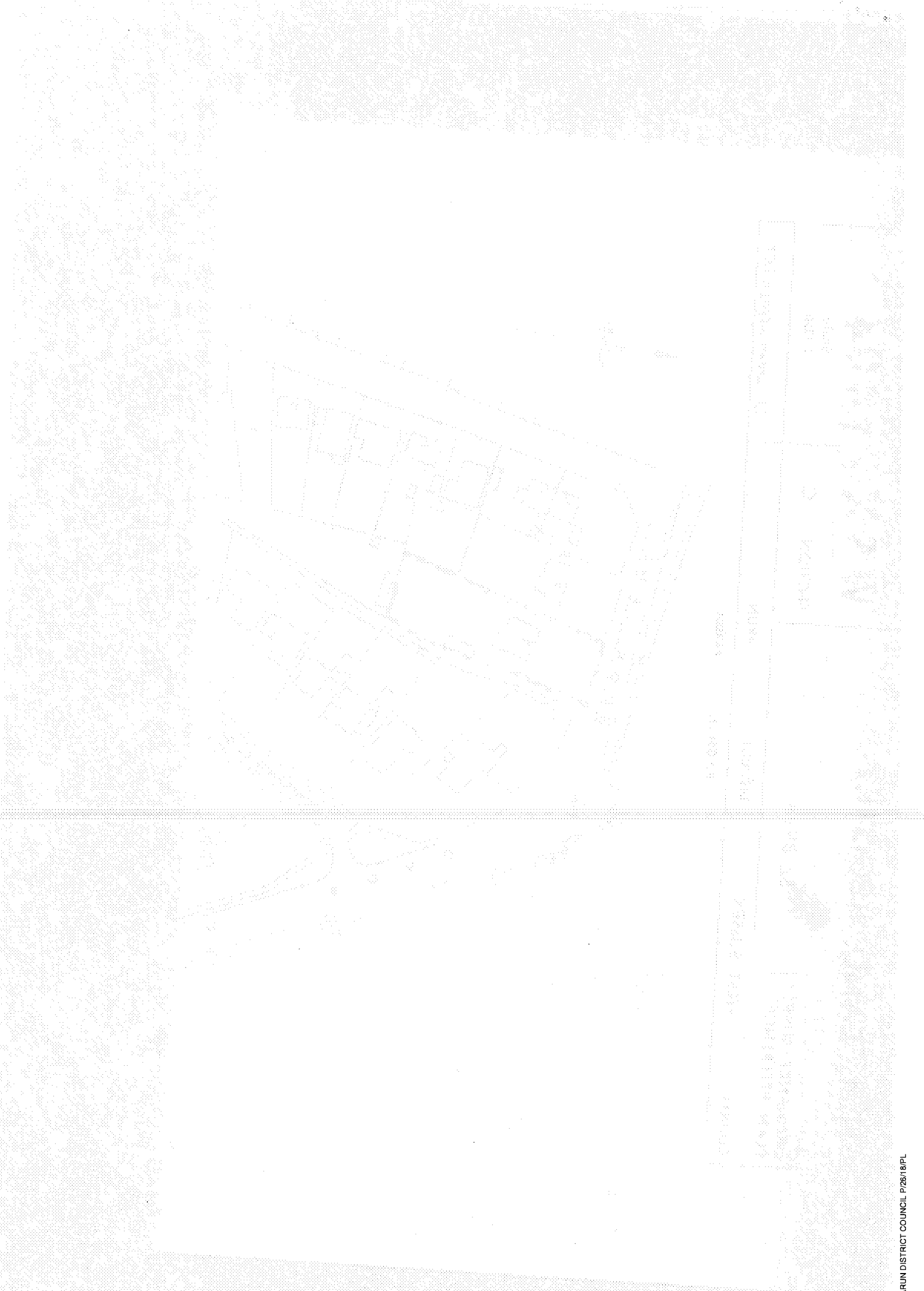
DISTRICT

PAGHAM

ARUN

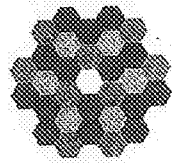
PARISH





Area		Area	
Block	Area	Block	Area
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2	1.00	11	1.00
3	1.00	12	1.00
4	1.00	13	1.00
5	1.00	14	1.00
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71	1.00	80	1.00
72	1.00	81	1.00
73	1.00	82	1.00
74	1.00	83	1.00
75	1.00	84	1.00
76	1.00	85	1.00
77	1.00	86	1.00
78	1.00	87	1.00
79	1.00	88	1.00
80	1.00	89	1.00
81	1.00	90	1.00
82	1.00	91	1.00
83	1.00	92	1.00
84	1.00	93	1.00
85	1.00	94	1.00
86	1.00	95	1.00
87	1.00	96	1.00
88	1.00	97	1.00
89	1.00	98	1.00
90	1.00	99	1.00
91	1.00	100	1.00

Area		Area	
Block	Area	Block	Area
1	1.00	10	1.00
2	1.00	11	1.00
3	1.00	12	1.00
4	1.00	13	1.00
5	1.00	14	1.00
6	1.00	15	1.00
7	1.00	16	1.00
8	1.00	17	1.00
9	1.00	18	1.00
10	1.00	19	1.00
11	1.00	20	1.00
12	1.00	21	1.00
13	1.00	22	1.00
14	1.00	23	1.00
15	1.00	24	1.00
16	1.00	25	1.00
17	1.00	26	1.00
18	1.00	27	1.00
19	1.00	28	1.00
20	1.00	29	1.00
21	1.00	30	1.00
22	1.00	31	1.00
23	1.00	32	1.00
24	1.00	33	1.00
25	1.00	34	1.00
26	1.00	35	1.00
27	1.00	36	1.00
28	1.00	37	1.00
29	1.00	38	1.00
30	1.00	39	1.00
31	1.00	40	1.00
32	1.00	41	1.00
33	1.00	42	1.00
34	1.00	43	1.00
35	1.00	44	1.00
36	1.00	45	1.00
37	1.00	46	1.00
38	1.00	47	1.00
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44	1.00	53	1.00
45	1.00	54	1.00
46	1.00	55	1.00
47	1.00	56	1.00
48	1.00	57	1.00
49	1.00	58	1.00
50	1.00	59	1.00
51	1.00	60	1.00
52	1.00	61	1.00
53	1.00	62	1.00
54	1.00	63	1.00
55	1.00	64	1.00
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57	1.00	66	1.00
58	1.00	67	1.00
59	1.00	68	1.00
60	1.00	69	1.00
61	1.00	70	1.00
62	1.00	71	1.00
63	1.00	72	1.00
64	1.00	73	1.00
65	1.00	74	1.00
66	1.00	75	1.00
67	1.00	76	1.00
68	1.00	77	1.00
69	1.00	78	1.00
70	1.00	79	1.00
71	1.00	80	1.00
72	1.00	81	1.00
73	1.00	82	1.00
74	1.00	83	1.00
75	1.00	84	1.00
76	1.00	85	1.00
77	1.00	86	1.00
78	1.00	87	1.00
79	1.00	88	1.00
80	1.00	89	1.00
81	1.00	90	1.00
82	1.00	91	1.00
83	1.00	92	1.00
84	1.00	93	1.00
85	1.00	94	1.00
86	1.00	95	1.00
87	1.00	96	1.00
88	1.00	97	1.00
89	1.00	98	1.00
90	1.00	99	1.00
91	1.00	100	1.00



Official copy of register of title

Title number WSX71404

Edition date 19.04.2013

- This official copy shows the entries in the register of title on 29 May 2013 at 13:29:42.
- 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 29 May 2013.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide 1 - *A guide to the information we keep and how you can obtain it*.
- This title is dealt with by Land Registry Durham Office.

A: Property register

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

WEST SUSSEX : ARUN

- 1 (19.05.1983) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 6 Hook Lane, Rose Green, Bognor Regis (PO21 3NY).

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 (19.04.2013) PROPRIETOR: BARBARA CHRISTINE UNSWORTH and PAUL UNSWORTH of 6 Hook Lane, Rose Green, Bognor Regis PO21 3NY.
- 2 A Transfer to a former proprietor contains a covenant of indemnity in respect of the covenants referred to in the Charges Register.
- 3 (19.04.2013) The value stated as at 19 April 2013 for the land in this title and in WSX303186 was £380,000.
- 4 (19.04.2013) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

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 14 September 1926 made between (1) Reginald James Smart (Vendor) and (2) Elizabeth Hobbs Southgate (Purchaser) contains the following covenants:-

"for the benefit of the Vendor's Estate adjoining the property hereby conveyed THE Purchaser hereby covenants with the Vendor that the Purchaser and the persons deriving title under her will observe and perform the stipulations and conditions set out in the Schedule hereto

THE SCHEDULE above referred to

1. Within three calendar months from the date hereof to erect and henceforth to maintain a good and sufficient fence against cattle and sheep on the east and south sides of the land hereby conveyed
2. Not to erect on the land hereby conveyed any buildings of an unsightly nature and to submit to the Vendor plans of any buildings proposed to be erected and not to proceed with the building until the plans have been approved in writing such approval not to be unreasonably withheld
3. No building shall be erected nearer the road than the building line shown on the plan
4. Not to do anything on the land hereby conveyed to the nuisance or annoyance to the Vendor or the neighbourhood."

NOTE: The building line is set back 25 feet from the road frontage.

End of register

C. Changes register

This register contains any changes and other matters that affect the land

A copy of the land in this register is contained in the following documents:
 (1) Registered title (land) and (2) Registered title (land)
 (3) Registered title (land) and (4) Registered title (land)

The register contains any changes and other matters that affect the land
 and the register contains any changes and other matters that affect the land
 and the register contains any changes and other matters that affect the land

The register contains any changes and other matters that affect the land

1. The register contains any changes and other matters that affect the land
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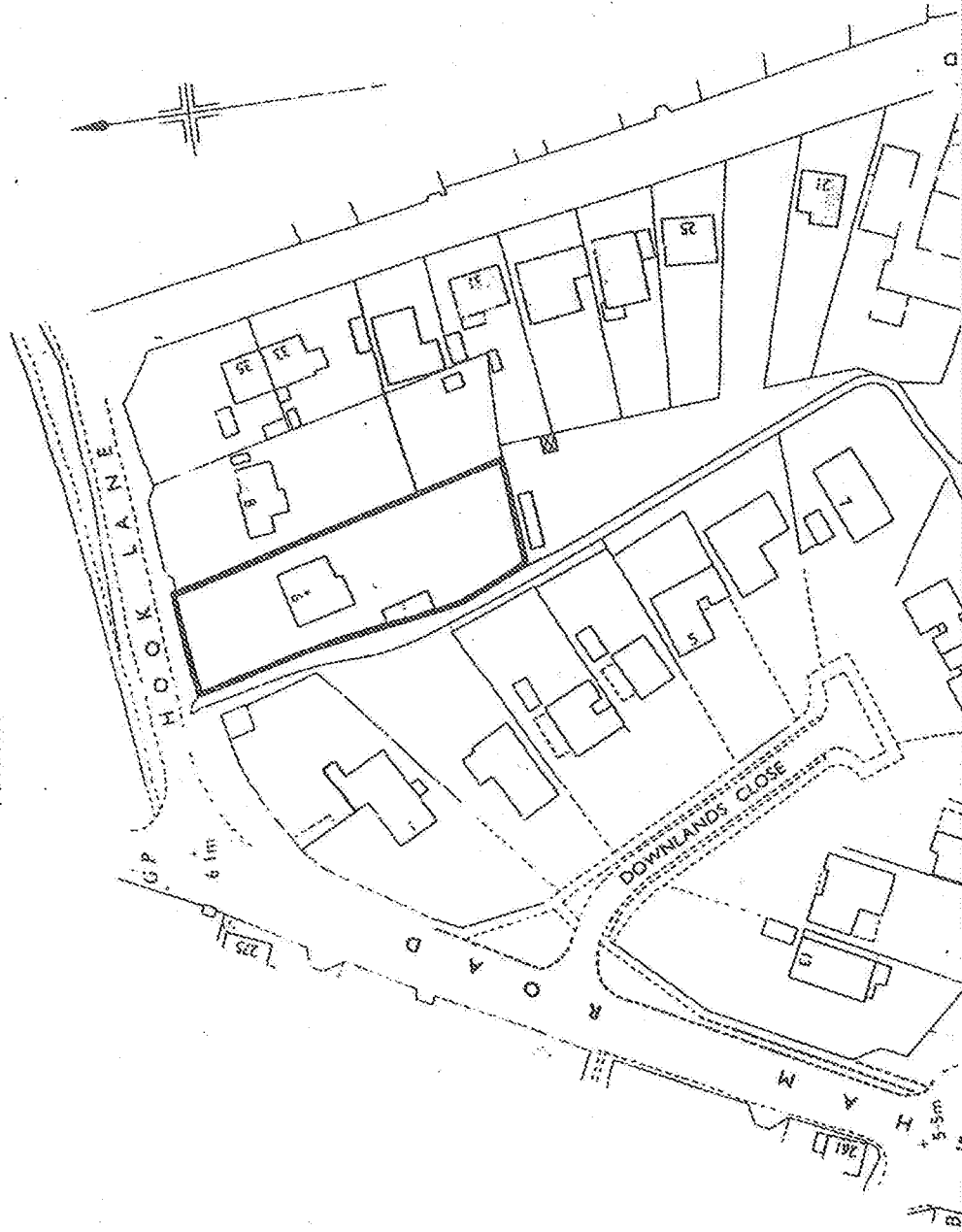
3. The register contains any changes and other matters that affect the land
 and the register contains any changes and other matters that affect the land
 and the register contains any changes and other matters that affect the land

4. The register contains any changes and other matters that affect the land
 and the register contains any changes and other matters that affect the land
 and the register contains any changes and other matters that affect the land

5. The register contains any changes and other matters that affect the land
 and the register contains any changes and other matters that affect the land
 and the register contains any changes and other matters that affect the land

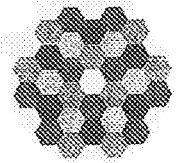
End of register

H.M. LAND REGISTRY		TITLE NUMBER	
WSX 71404		Scale 1/1250	
ORDNANCE SURVEY PLAN REFERENCE	SZ 8998	SECTION	C
COUNTY	WEST SUSSEX	DISTRICT	ARUN
PAGHAM		PARISH	
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TOWN OF OSCEOLA PLANNING DEPARTMENT		MAP NO. 101		DATE: 10/1/00	
PROJECT:		AREA:		SCALE:	
PREPARED BY:		CHECKED BY:		APPROVED BY:	



Official copy of register of title

Title number WSX381968 Edition date 24.06.2016

- This official copy shows the entries in the register of title on 17 September 2016 at 12:04:15.
- 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 17 September 2016.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide 1 - *A guide to the information we keep and how you can obtain it*.
- This title is dealt with by Land Registry Durham Office.

A: Property register

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

WEST SUSSEX : ARUN

- 1 (24.06.2016) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land at 6 Hook Lane, Rose Green, Bognor Regis (PO21 3NY).

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 possessory

- 1 (24.06.2016) PROPRIETOR: PAUL UNSWORTH and BARBARA CHRISTINE UNSWORTH of 6 Hook Lane, Rose Green, Bognor Regis PO21 3NY.
- 2 (24.06.2016) The value as at 24 June 2016 was stated to be under £50,000.
- 3 (24.06.2016) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

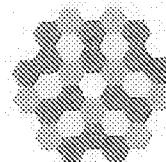
C: Charges register

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

- 1 (24.06.2016) The land is subject to such restrictive covenants as may have been imposed thereon before 24 June 2016 and are still subsisting and capable of being enforced.

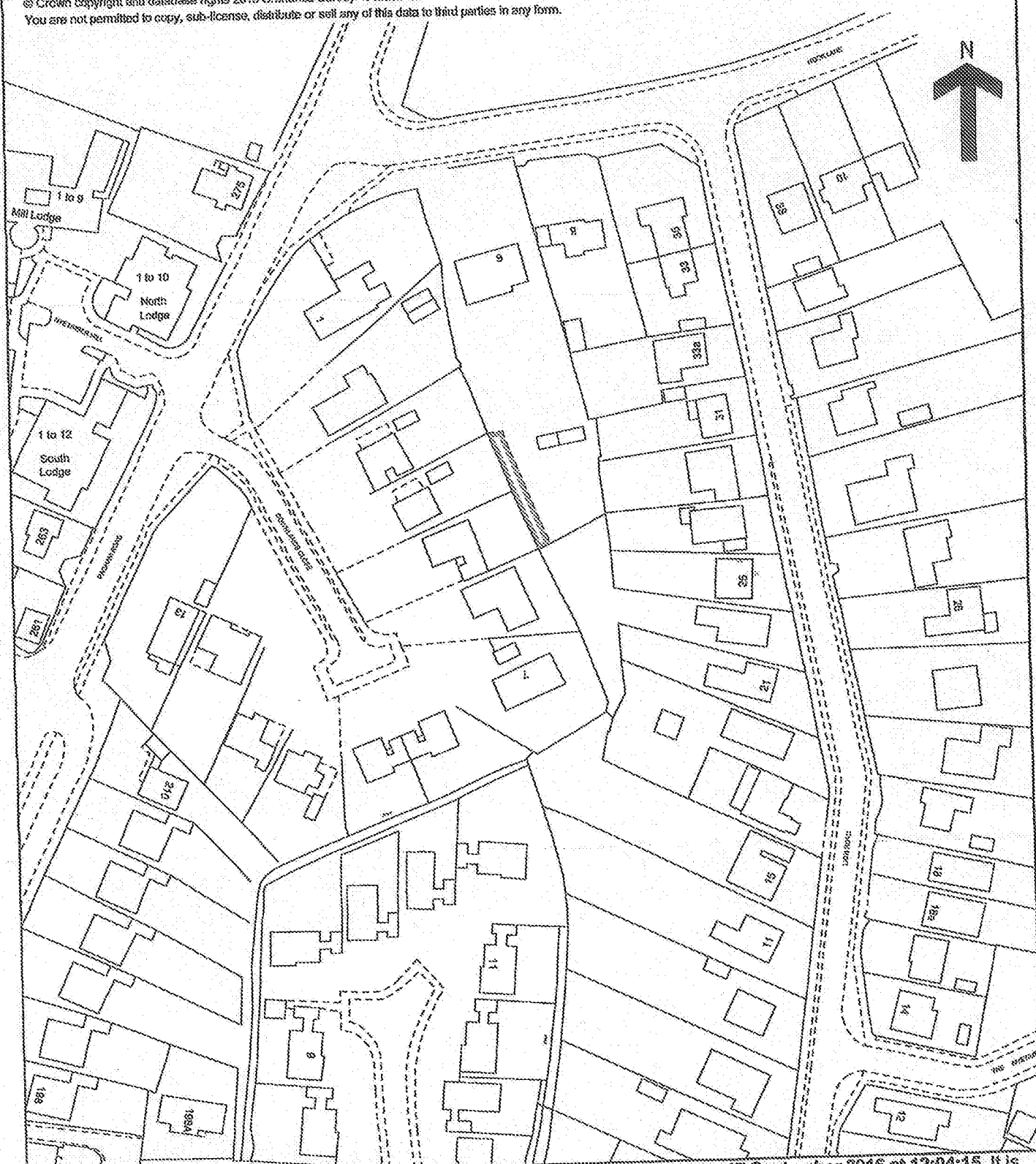
End of register

Title number **WSX381968**
Ordnance Survey map reference **SZ8998NW**
Scale **1:1250** enlarged from 1:2500
Administrative area **West Sussex: Arun**

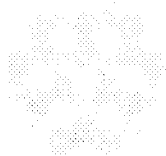


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This official copy issued on 17 September 2016 shows the state of this title plan on 17 September 2016 at 12:04:15. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).
This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.
This title is dealt with by Land Registry, Durham Office.

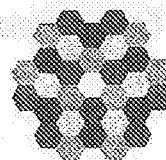


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Official copy of
the plan



The plan is a copy of the original document and is not a legal document. It is intended for use as a reference only and should not be used for legal purposes. The original document is the only one that should be used for legal purposes.



Official copy of register of title

Title number WSX303186 Edition date 19.04.2013

- This official copy shows the entries in the register of title on 16 September 2016 at 15:01:07.
- 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 September 2016.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide 1 - *A guide to the information we keep and how you can obtain it*.
- This title is dealt with by Land Registry Wales Office.

A: Property register

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

WEST SUSSEX : ARUN

- 1 (18.09.2006) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land adjoining 6 Hook Lane, Rose Green, Bognor Regis (PO21 3NY).

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 possessory

- 1 (19.04.2013) PROPRIETOR: BARBARA CHRISTINE UNSWORTH and PAUL UNSWORTH of 6 Hook Lane, Rose Green, Bognor Regis PO21 3NY.
- 2 (19.04.2013) The value stated as at 19 April 2013 for the land in this title and in WSX71404 was £380,000.
- 3 (19.04.2013) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.



C: Charges register

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

- 1 (18.09.2006) The land in this title is subject to such restrictive covenants and easements as may have been imposed thereon before 18 September 2006 and are still subsisting and capable of being enforced.

End of register

LR

TITLE NUMBER
WSX303186

WEST SUSSEX : ARUN



ORDNANCE SURVEY MAP REFERENCE:

SZ8980NW

SCALE 1:1250

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This title plan shows the general position of the boundaries: it does not show the exact line of the boundaries. Measurements scaled from this plan may not match measurements between the same points on the ground. For more information see Land Registry Public Guide 7 - Title Plans.

This official copy shows the state of the title plan on 17 November 2006 at 11:32:08. It may be subject to distortions in scale. Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.

Issued on 17 November 2006.

This title is dealt with by the Portsmouth District Land Registry.



