

Title Number : WSX153583

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 16 FEB 2021 at 14:35:40 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	: WSX153583
Address of Property	: land lying to the west of Lincoln Avenue, Rose Green, Bognor Regis
Price Stated	: £425,000
Registered Owner(s)	: Taylor Wimpey UK Limited (Co. Regn. No. 01392762) of Gate House, Turnpike Road, High Wycombe HP12 3NR.
Lender(s)	: None

Title number WSX153583

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 16 FEB 2021 at 14:35:40. 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 (26.04.1990) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land lying to the west of Lincoln Avenue, Rose Green, Bognor Regis.

2 The Transfer dated 10 April 1990 referred to in the Charges Register contains the following provision:-

"THE Transferee shall not by virtue of the Transfer acquire any right of light or air which would prejudicially affect the use of the Transferor's adjoining land for building purposes."

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 (06.06.2016) PROPRIETOR: Taylor Wimpey UK Limited (Co. Regn. No. 01392762) of Gate House, Turnpike Road, High Wycombe HP12 3NR.

2 (06.06.2016) The value stated as at 6 June 2016 for the land in this title and in title WSX169159 was £425,000.

3 (06.06.2016) A Transfer of the land in this title and in title WSX169159 dated 10 May 2016 made between (1) Woranes Investments Limited and (2) Taylor Wimpey UK Limited contains purchaser's personal covenants.

NOTE: Copy filed.

C: Charges Register

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

1 A Transfer of the land in this title dated 10 April 1990 made between (1) Dorothy Kay Cox-Rusbridge (Transferor) and (2) Baztel Limited (Transferee) contains the following covenants:-

"THE Transferee hereby covenants for the benefit of the adjoining land known as Pennicotts Farm and each and every part thereof and so as to bind the Property hereby transferred into whosoever hands the same may come but not so as to render the Transferee personally liable in damages for any breach thereof after having parted with all interest in the Property as set out in the Third Schedule hereto

THE THIRD SCHEDULE
(Covenants)

C: Charges Register continued

(a) Not to use the Property for any purpose that might become a nuisance damage danger or annoyance to the Transferor or the owners or occupiers for the time being of the said adjoining land of the Transferor provided that this covenant shall not prevent the Transferee from carrying out any development for which permission under the Town and County Planning legislation is granted

(b) To maintain the existing post and wire fence between the points marked A to B and C to D on the attached plan to a satisfactory standard."

NOTE: The points marked A-B and C-D referred to are reproduced on the filed plan.

2 The land is subject to the following rights reserved by the Transfer dated 10 April 1990 referred to above:-

"EXCEPT AND RESERVING to the Transferor and her successors in title of the adjoining land known as Pennicotts Farm the rights set out in the Second Schedule hereto

THE SECOND SCHEDULE (Exceptions and Reservations)

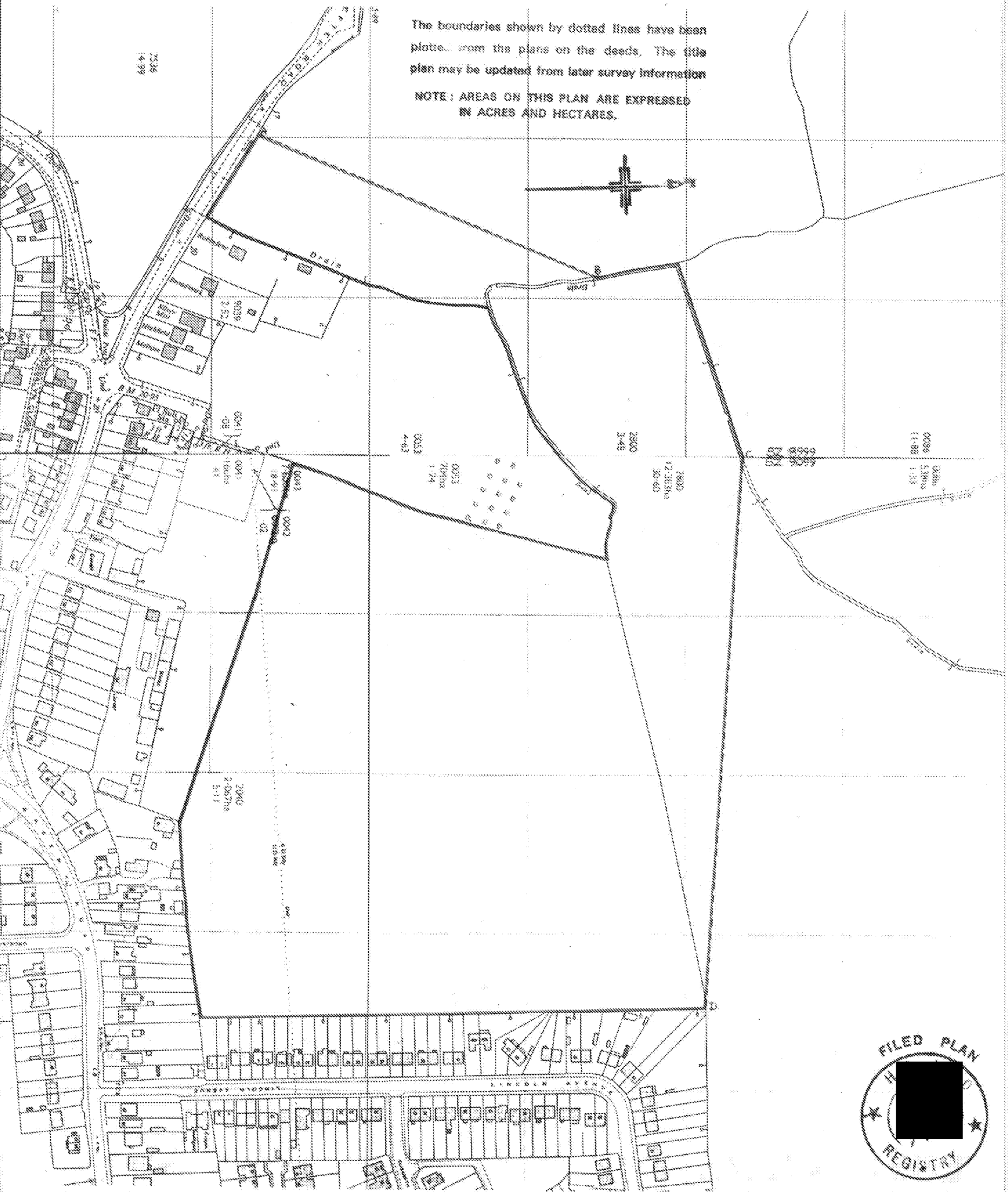
(1) A right of way over any accessways roads and footpaths now or within eighty years from the date hereof (the perpetuity period applicable to this Transfer) constructed on the Property

(2) A right to the free passage of water soil gas electricity and other services through any pipes drains wires and cables now or within the perpetuity period laid in under over or through the Property TOGETHER WITH the right to connect (at the Transferor's cost) to any such pipes drains wires and cables causing as little disturbance as possible and making good all damage together with the right to enter on the Property for the purpose of laying maintaining or renewing any such connections pipes drains wires and cables

And for the avoidance of doubt it is hereby declared that the Transferee shall not be obliged to create any roadway or any service connections adjacent to or abutting the boundary between the Property and the Transferor's said adjoining land."

End of register

H.M. LAND REGISTRY		TITLE NUMBER	
		WSX 153583	
ORDNANCE SURVEY PLAN REFERENCE	\$28555	\$29099	Scale 1/2500
COUNTY	WEST SUSSEX	DISTRICT	ARUN
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