

Title Number : WSX341713

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.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 16 FEB 2021 at 14:30:30 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	: WSX341713
Address of Property	: Land on the North side of Hook Lane, Rose Green, Bognor Regis
Price Stated	: £90,000
Registered Owner(s)	: ROGER CHARLES PHILPOT, JONATHAN BRUCE LOVEYS, ANGELA MARY CLEANTHI and ANTHONY BRIAN LOVEYS care of F. Barnes Solicitors, 14 Chase Cross Road, Romford RM5 3PS.
Lender(s)	: Hallam Land Management Limited

Title number WSX341713

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 14:30:30. 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.

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- 1 (24.02.2011) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land on the North side of Hook Lane, Rose Green, Bognor Regis.

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 (08.10.2014) PROPRIETOR: ROGER CHARLES PHILPOT, JONATHAN BRUCE LOVEYS, ANGELA MARY CLEANTHI and ANTHONY BRIAN LOVEYS care of F. Barnes Solicitors, 14 Chase Cross Road, Romford RM5 3PS.
- 2 (24.02.2011) The value stated as at 24 February 2011 was £90,000.
- 3 (24.02.2011) 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.
- 4 (21.07.2015) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction is to be registered without a certificate signed by a conveyancer that the provisions of clause 5 and 7 of an Agreement dated 6 July 2015 made between (1) Roger Charles Philpot, Jonathan Bruce Loveys, Angela Mary Cleanthi and Anthony Brian Loveys and (2) Hallam Land Management Limited have been complied with or do not apply to the disposition.
- 5 (21.07.2015) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 6 July 2015 in favour of Hallam Land Management Limited referred to in the Charges Register or their conveyancer.

C: Charges Register

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

- 1 (24.02.2011) The land is subject to the following rights reserved in a Deed of Grant dated 30 September 1955 made between (1) Helen Sybil Dow Sainter, James Dow Sainter and Gerald Bradley and (2) The County Council Of The Administrative County Of West Sussex:-

All that the free right to enter on the said adjoining land to lay the

C: Charges Register continued

said surface drain between the points marked A-B and B-C on the said plan and for ever hereafter to repair and maintain all such connections with the drain marked on the said plan the Council making good all damage to the land caused by the works in connection with the laying of the drain and any subsequent entry for the maintenance thereof.

NOTE: Copy plan filed.

- 2 (24.02.2011) The land is subject to the rights granted by a Deed of Grant dated 28 July 1993 made between (1) Philip Alan Reid and Victor Kildea Arbuckle and (2) Southern Water Services Limited.

The said Deed also contains restrictive covenants by the grantor.

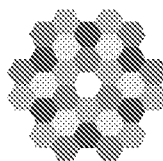
NOTE: Copy filed.

- 3 (21.07.2015) REGISTERED CHARGE dated 6 July 2015 affecting also title SX12015.
- 4 (21.07.2015) Proprietor: HALLAM LAND MANAGEMENT LIMITED (Co. Regn. No. 2456711) of Banner Cross Hall, Ecclesall Road South, Sheffield S11 9PD.
- 5 (21.07.2015) UNILATERAL NOTICE in respect of a right of pre-emption contained in an agreement dated 6 July 2015 made between (1) Roger Charles Philpot, Jonathan Bruce Loveys, Angela Mary Cleanthi and Anthony Brian Loveys and (2) Hallam Land Management Limited.
- 6 (21.07.2015) BENEFICIARY: Hallam Land Management Limited (Co.Regn.No.2456711) of Banner Cross Hall, Ecclesall Road South, Sheffield S11 9PD.
- 7 (05.06.2020) UNILATERAL NOTICE affecting the land tinted blue on the title plan in respect of an Agreement for sale dated 26 May 2020 made between (1) Roger Charles Philpot, Jonathan Bruce Loveys, Angel Mary Cleanthi and Anthony Brian Loveys (2) Hallam Land Management Limited and (3) Bellway Homes Limited.
- NOTE: Copy plan filed under SX12015.*
- 8 (05.06.2020) BENEFICIARY: Bellway Homes Limited (Co. Regn. No. 00670176) of Seaton Burn House, Dudley Lane, Seaton Burn, Newcastle Upon Tyne NE13 6BE.

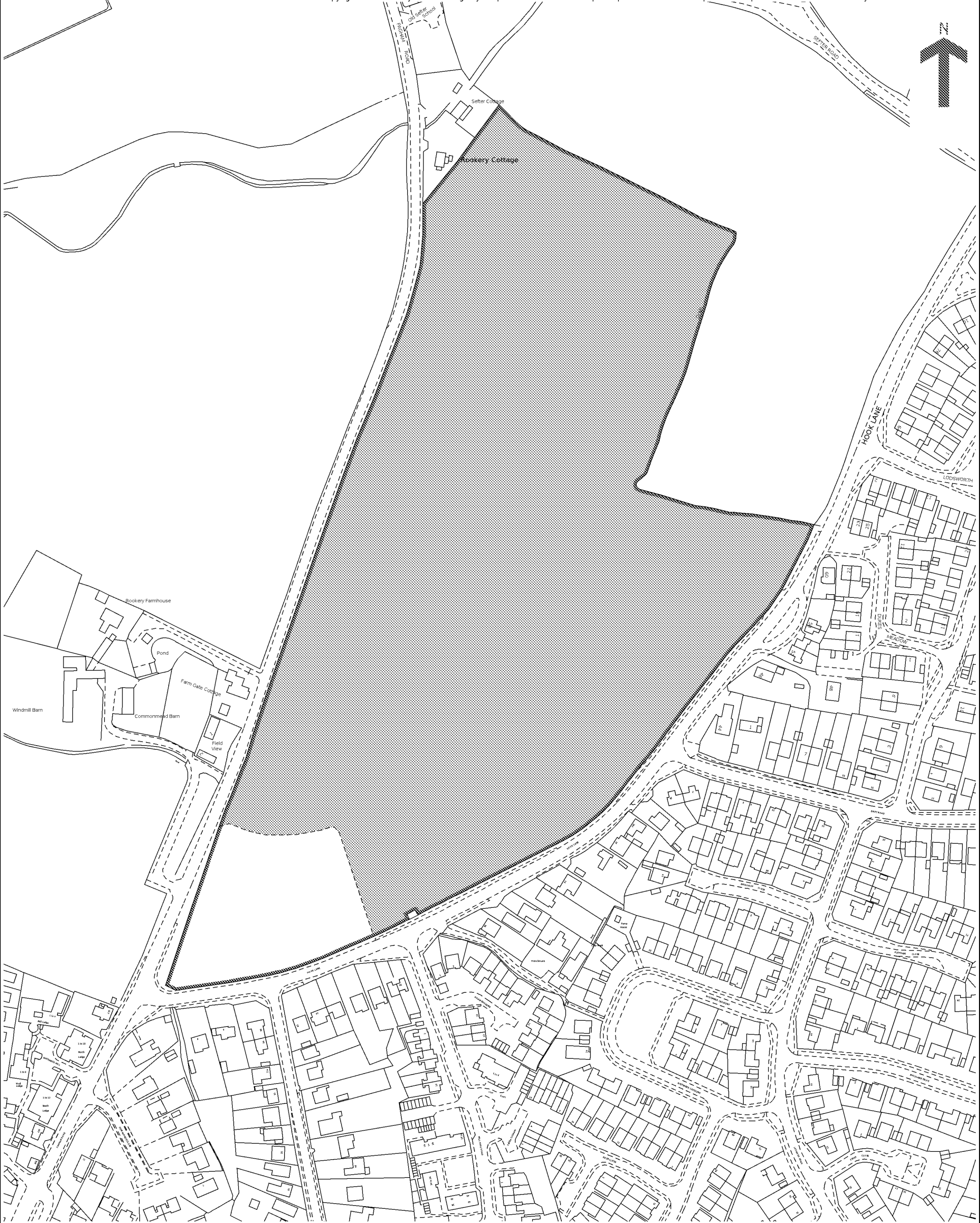
End of register

HM Land Registry
Current title plan

Title number **WSX341713**
Ordnance Survey map reference **SZ8999SE**
Scale **1:2500**
Administrative area **West Sussex : Arun**



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ARUN DISTRICT COUNCIL P/4/21/PL