

Pagham Beach (Holdings) Ltd

Woodlands Cottage
Normandy
Guildford, Surrey
GU3 2HT



Our Ref: JAH/SH
Your Ref: PL/SH/GRA0119/51403

9th March 2012

Stone Rowe Brewer LLP,
Stone House,
12/13 Church Street,
Twickenham, Middx.
TW1 3NJ

Dear Sir,

re. Land adjacent 2 Lagoon Road, Pagham

Thank you for your letter of 27th February concerning the above, and I note your instruction in this matter. I also acknowledge receipt of Statutory Declaration dated 27th September 2011 with Land Registry Plan Title no. WSX304530 attached, to which I will refer below.

Having received no reply to my letter of 19th January, which was sent to the above property, I again wrote to the property on 24th February and also instructed the Company's solicitor to conduct a Search at Land Registry. I have recently obtained the results of that Search, which discloses the new owner of the property and their address. I also attach a copy of the Filed Plan of your client's Title no. SX6106, received as a result of a Land Registry Search conducted in 2001. The Search recently received confirms the extent of your client's Title remains unchanged. The extract of your client's land is shown outlined in red and has an overall width measured at 12.190 (40'0") and an overall depth measured at 36.580 (120'0").

The receipt of your letter is therefore timely.

As previously advised, your client has erected hoarding/fencing at the rear of the above property and have enclosed land that remains in the Company's ownership, which is unacceptable. I attach two recent photos, marked A & B, showing the hoarding, and must again ask that this structure be removed forthwith. The position of the hoarding has reduced the width of Well Road such that adjoining residents are unable to safely manoeuvre into their drive entrances and the Company has received a number of complaints from these residents. Please therefore ask your client to remove the hoarding, and leave the Company's land clean and tidy.

Your client has also recently grubbed out boundary features to the front of the above property, on the Lagoon Road frontage, and I also attach photos, marked C & D, which illustrate this. I must therefore ask that these boundaries be reinstated as soon as possible.

With regard to the Statutory Declaration by Graham Stanton Lucas, and the Plan attached, I regret that the document contains inaccuracies regarding the northeast boundary of your client's Title. The Company had previously been in negotiation with Mrs. J.S. Booth and I enclose exchange of correspondence between the Company and Mrs. Booth in May/June 2001, together with a copy of my Drawing no 99/114/01 referred to. You will see that Mrs. Booth agreed to purchase an area of land that I had shaded pink on the Plan and solicitors were instructed.

The Transfer did not proceed in view of the prospective purchaser's ill-health, which the Company respected. However, the area of land that I had shaded pink, which had been encroached in 2001, is still encroached but remains in the Company's ownership.

I regret that the Declaration by Graham Stanton Lucas contains some serious inaccuracies regarding this strip of land, which is shown shaded green on the Plan marked GL 1, which as mentioned is in fact land in the Company's ownership, and which the previous owner Mrs. Booth had agreed to purchase. I must now ask that your client either relinquishes occupation of that land shaded green, or alternatively agrees to purchase the area of land.

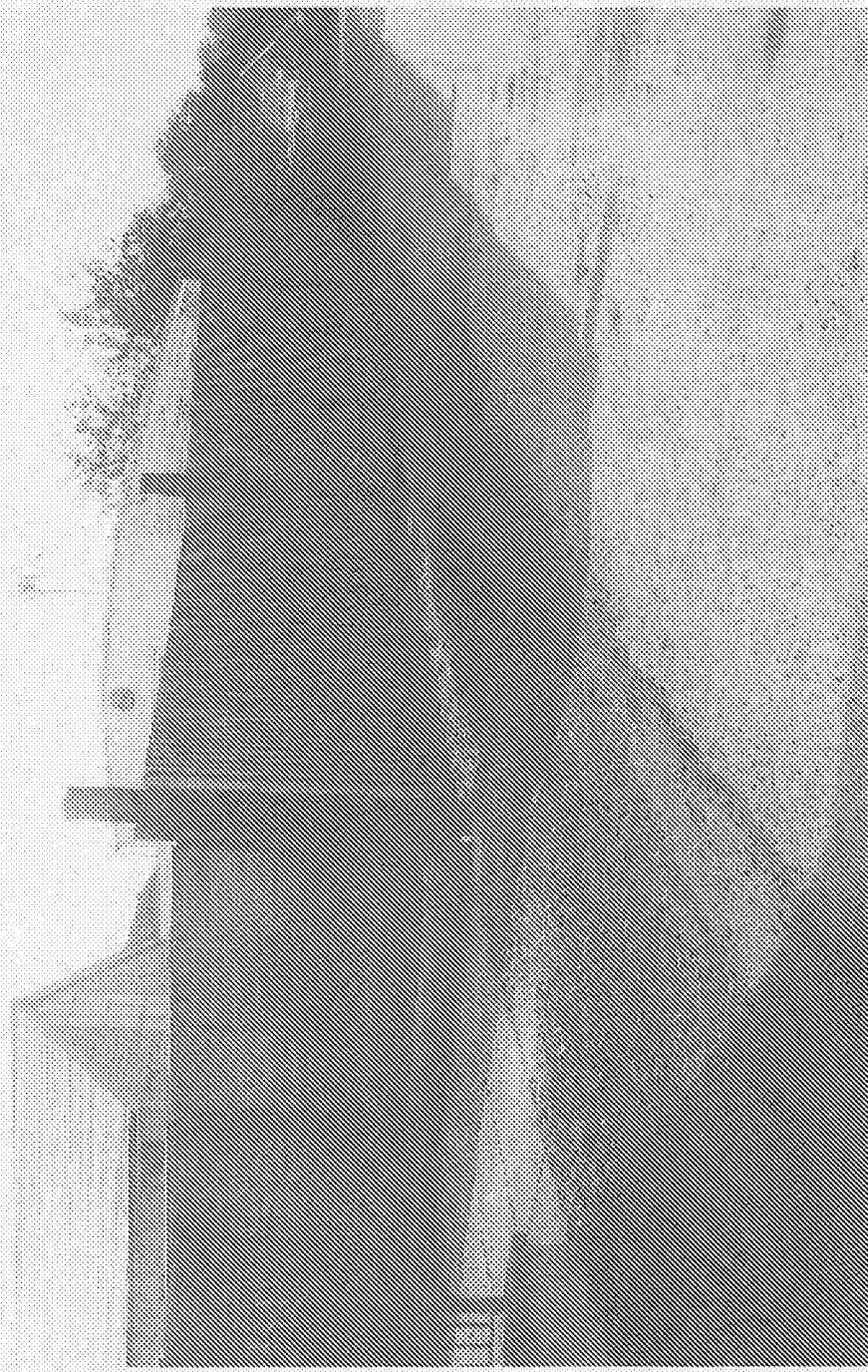
In the circumstances, I await your early reply.

Yours faithfully,

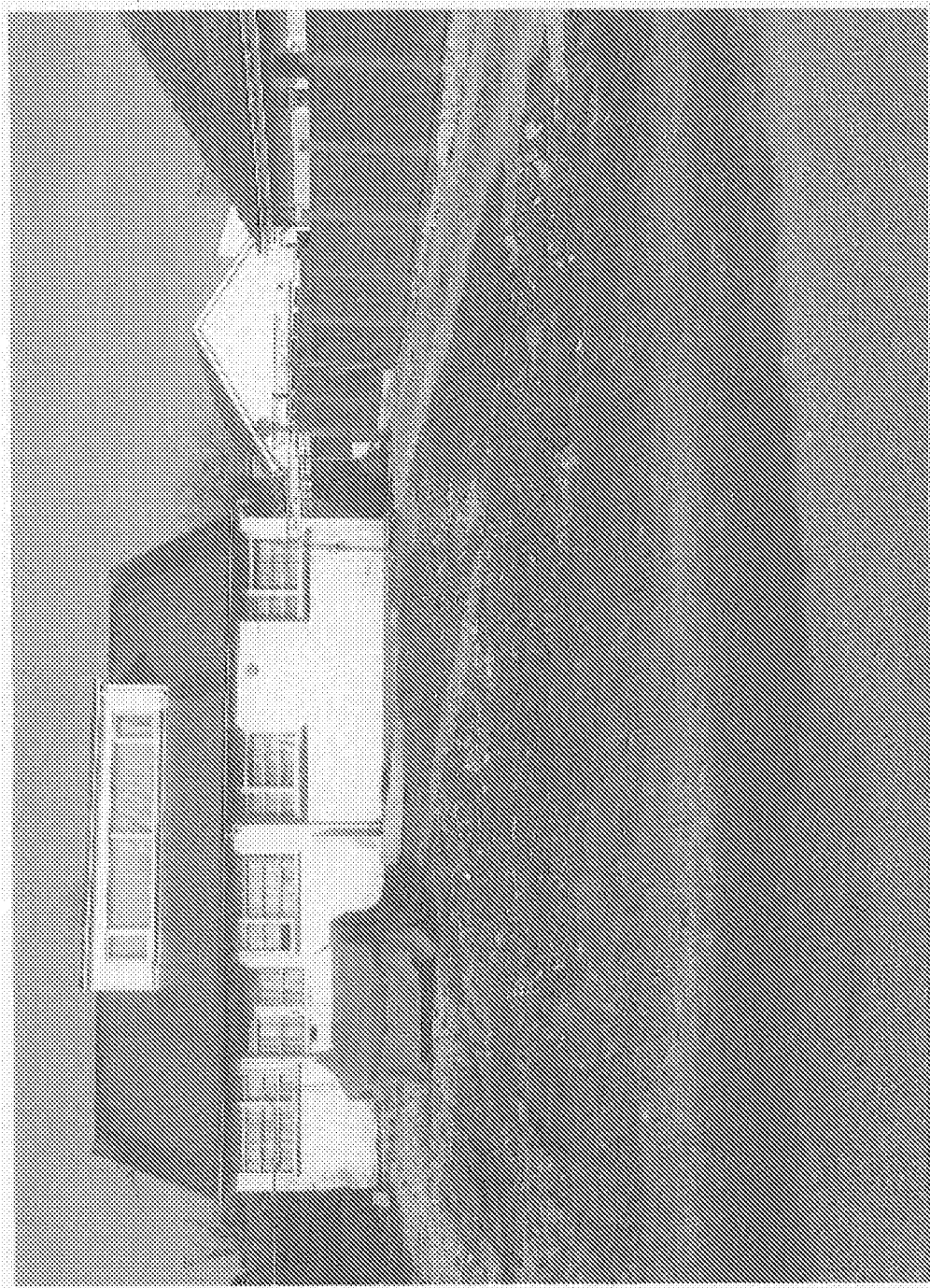
J.A. Higham MRICS
Secretary



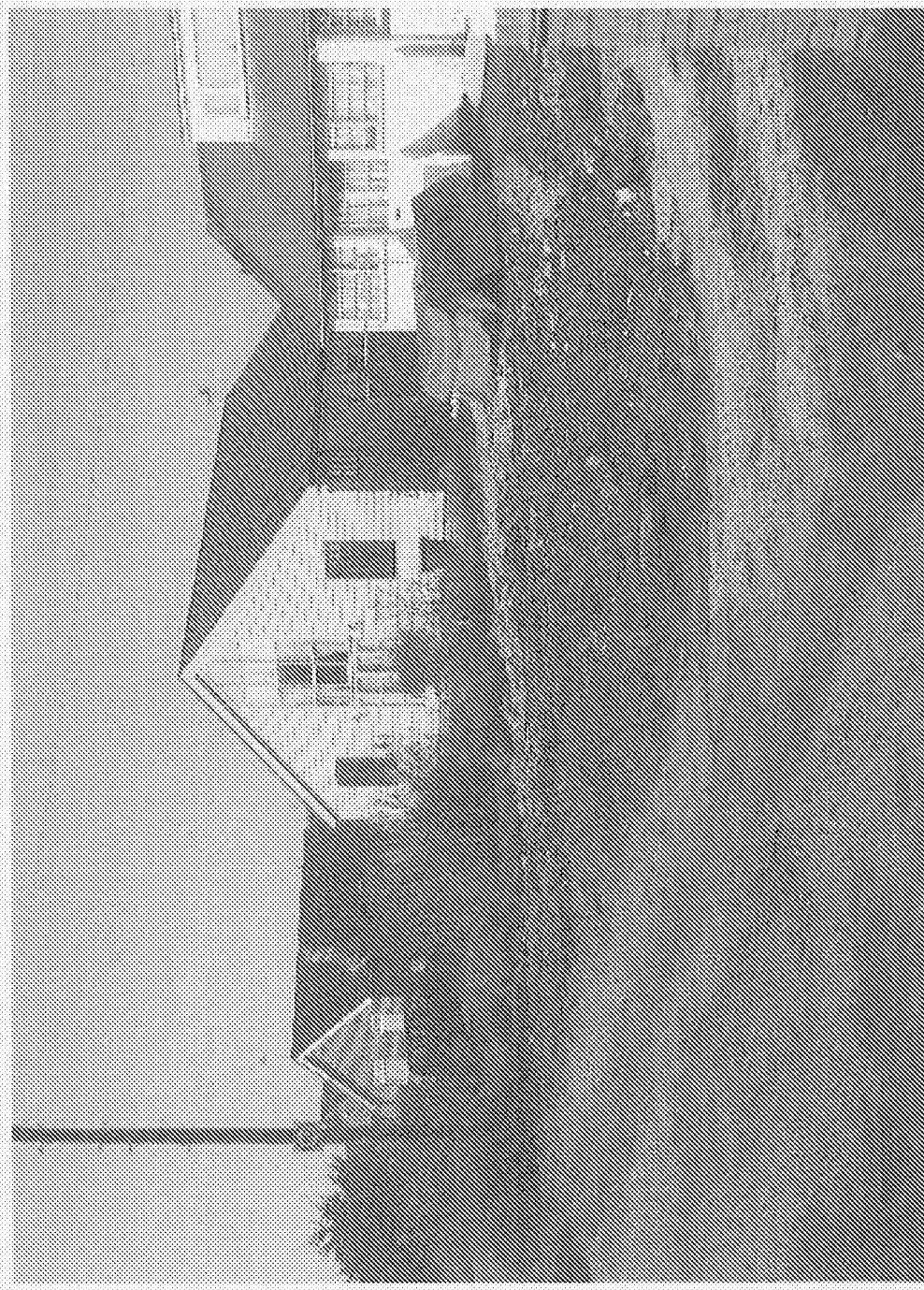
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Pagham Beach (Holdings) Ltd

Woodlands Cottage
Normandy
Guildford, Surrey
GU3 2HT

Our Ref: JAH/SH
Your Ref: PL/SH/GRA0119/51403

30th April 2012

Stone Rowe Brewer LLP,
Stone House,
12/13 Church Street,
Twickenham, Middx.
TW1 3NJ

Dear Sir,

re. **Land adjacent 2 Lagoon Road, Pagham**

Thank you for your letter of 27th April received today concerning the above.

With regard to the land shaded blue on your limited Land Registry search area, thank you for drawing this to the Company's attention. This does not accord with the area of land sold to Mrs. Ward approximately 10 years ago and appears to have been removed from the Company's Title. The matter is being investigated.

As to the uncoloured area of land in the search area, I have as you suggested passed this information to the Company's solicitor and requested that they define the Company's ownership of this land. You imply that your client is in occupation of the land -- please confirm if your client would wish to purchase.

The land shaded pink within the search area forms part of Well Road and I confirm remains in the Company's ownership.

With respect, you have ignored the question of the fence that your client has erected on their rear boundary. Based on the information that you have provided, I have amended the Land Registry search plan and show the extent of your client's Title SX6106 outlined in red on this amended plan. The amended plan is enclosed herewith, and shows that there should be a verge between the rear boundary of your client's plot and the south side of Well Road of approximately 9m at the west end, tapering down to approx 5m at the east end. As the photos already provided show, the new fence has enclosed much of this verge beyond your client's rear boundary, the verge of course remaining in the Company's ownership. Accordingly, I must again ask that this fence be removed and your client's true rear boundary reinstated.

I look forward to your early reply.

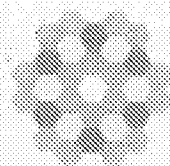
Yours faithfully,

J.A. Higham MRICS
Secretary

cc. A. J. Myerson Esq.,

Land Registry Index map plan

Ordnance Survey map reference SZ8897SE
Scale 1:1250
Plan prepared on 22/08/2011 at 00:00:01



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This plan should be read in conjunction with result Z67ZAKB.

Amended 30/04/12 JAA

This 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.



Title Number : SX6106

This title is dealt with by 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 suffers loss by reason of a mistake in an official copy.

This extract shows information current on 25 FEB 2012 at 16:07:17 and so does not take account of any application made after that time even if pending in the Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: SX6106
Address of Property	: 2 Lagoon Road, Pagham, Bognor Regis (PO21 4TJ)
Price Stated	: £170,000
Registered Owner(s)	: WILLIAM JAMES GRACE and LAN EDWARDS of 114 Beverley Way, London SW20 0AQ.
Lender(s)	: None

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 25 FEB 2012 at 16:07:17. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

This copy is not 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 suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the Land Registry web site explains how to do this.

A: Property Register

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

WEST SUSSEX : ARUN

- 1 (24.03.1930) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 2 Lagoon Road, Pagham, Bognor Regis (PO21 4TJ).

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 (26.10.2011) PROPRIETOR: WILLIAM JAMES GRACE and LAN EDWARDS of 114 Beverley Way, London SW20 8AQ.
- 2 (26.10.2011) The price stated to have been paid on 30 September 2011 was £170,000.

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 6 March 1937 made between (1) William Arthur Thornton (Vendor) and (2) Basil John Rowe (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Transfer dated 6 March 1937 referred to in the Charges Register:-

"The said Basil John Rowe for himself and the persons deriving title under him hereby covenants with the said William Arthur Thornton for the benefit of the remainder of the land comprised in the above title number and so as to bind the land hereby transferred into whosoever hands the same might come to observe and perform the restrictions and stipulations set out in the Schedule hereto PROVIDED nevertheless that the said Basil John Rowe shall not be liable for any breach of the said restrictions and stipulations after he shall have parted with all his interest in the said land.

THE SCHEDULE above referred to

1. No nuisance or objectionable purpose shall be created or carried on in or on the plot to the annoyance of the Vendor or any of the other tenants or neighbours.

Schedule of restrictive covenants continued

2. No trade or business of any description shall be carried on in or on the said plot and same shall be used for a private residence only.

3. The property and any buildings erected thereon shall be kept and maintained in a good and sanitary condition and subject to the bye-laws of the Local Authority.

4. No paper bottles or other refuse shall be thrown into the neighbouring ditches or on to the land surrounding the plot.

5. No slops or waste water shall be thrown out on the land or into the ditches but a proper closed cesspool shall be provided for the same within the area of the plot.

6. The fences of the Vendor adjacent to the Plot shall not be used for drying or airing bathing clothes articles of apparel towels or household clothes and lines but any such drying or airing must be carried out upon the Plot hereby conveyed.

7. The Purchaser shall maintain a boundary fence at the extremities of the Plot to the satisfaction of the Vendor to clearly define the area thereof.

8. The Purchaser is bound by and shall agree to any regulations to the disposal of sewage or refuse or any matter which shall have been agreed on by a majority of the bungalow owners or their Committee and sanctioned by the Vendor.

9. The building other than the bungalow already erected shall be erected on the Plot or any part thereof and no alteration of or addition to the original bungalow shall be made without the written consent of the Vendor or his Solicitors and the frontage line must be strictly kept but such consent not to be unreasonably withheld.

10. The Vendor reserves the right to waive alter or amend the above restrictions from time to time as he thinks fit in order to safeguard the the amenities of the Estate.

NOTE: The title number mentioned in the first paragraph above is P59910.

End of register

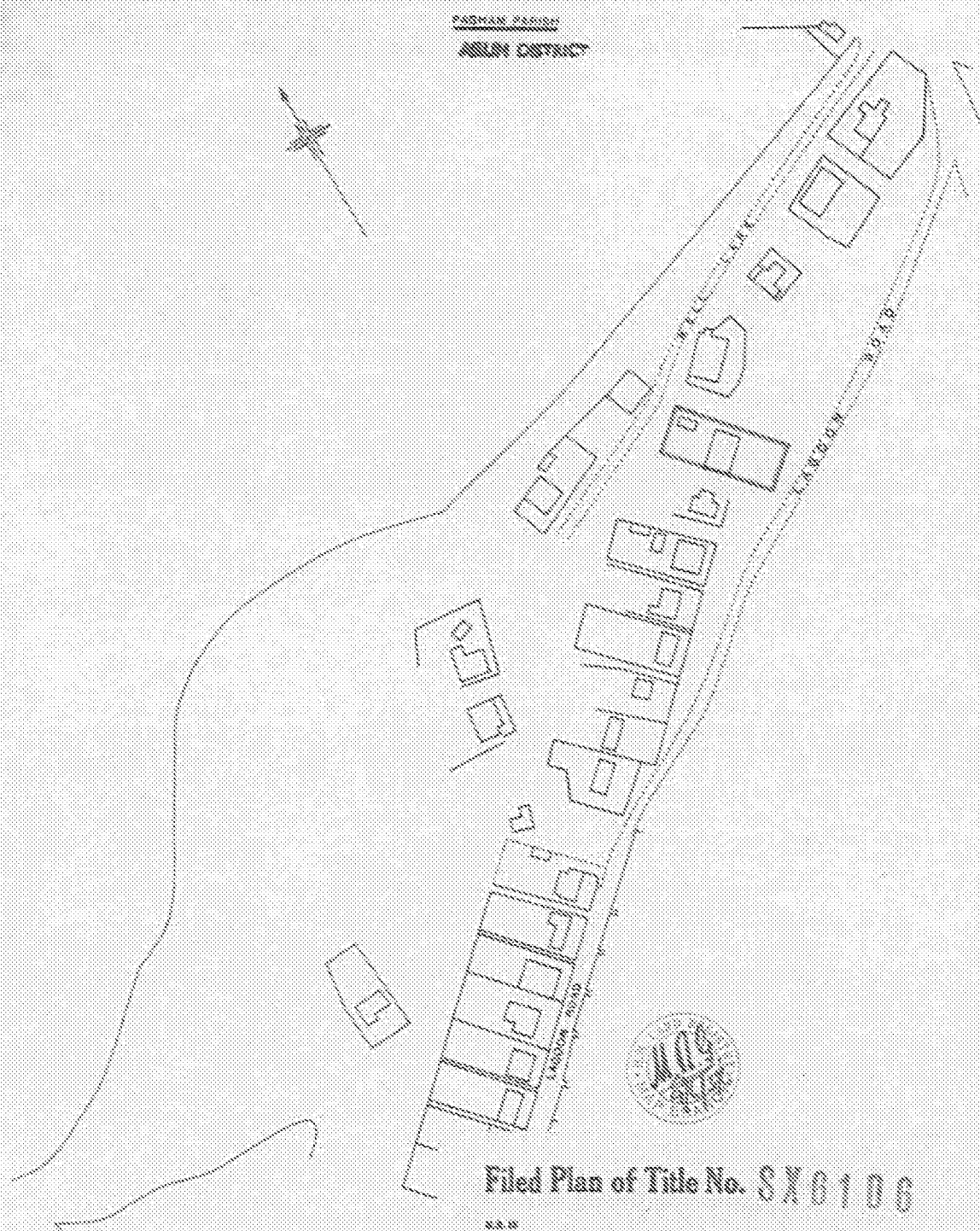
H.M. LAND REGISTRY GENERAL MAP

SUSSEX SHEET LXXIII.12. SECTION

Scale 850 Enlarged from 850

PASMAN REGION
ASLIM DISTRICT

SEA LANE



Filed Plan of Title No. SX0106

S.S.N.

This is a copy of the title plan as of 25 FEB 2012 at 14:07:17. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

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The Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortion in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 7 - Title Plans.

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