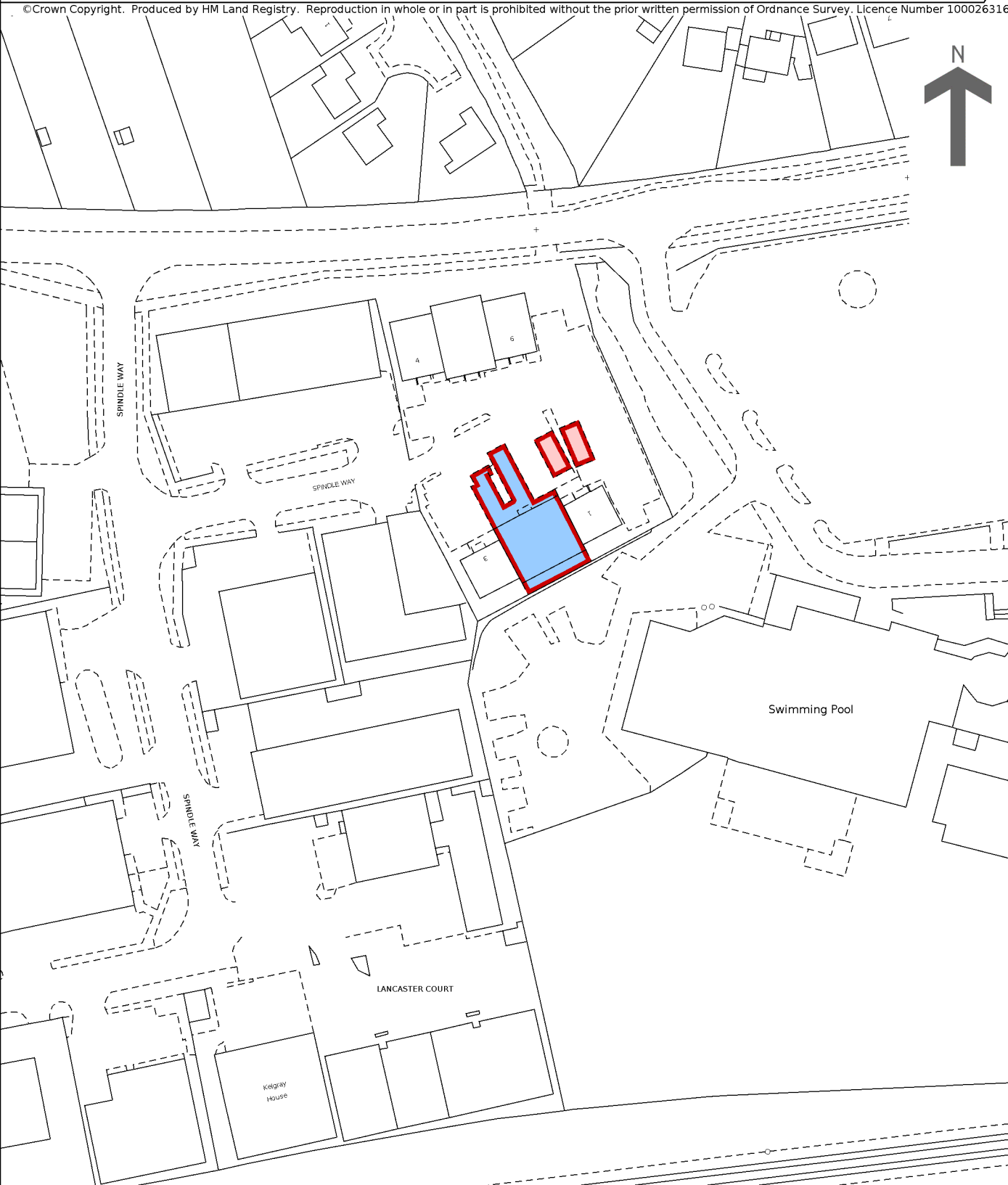


HM Land Registry Current title plan

Title number **WSX279171**
Ordnance Survey map reference **TQ2736SE**
Scale **1:1250**
Administrative area **West Sussex : Crawley**



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This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 03 November 2020 at 12:15:46. 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 HM Land Registry, Durham Office.

THIS IS A PRINT OF THE VIEW OF THE REGISTER OBTAINED FROM HM LAND REGISTRY SHOWING THE ENTRIES SUBSISTING IN THE REGISTER ON 3 NOV 2020 AT 12:14:56. BUT PLEASE NOTE THAT THIS REGISTER VIEW IS NOT ADMISSIBLE IN A COURT IN THE SAME WAY AS AN OFFICIAL COPY WITHIN THE MEANING OF S.67 LAND REGISTRATION ACT 2002. UNLIKE AN OFFICIAL COPY, IT MAY NOT ENTITLE A PERSON TO BE INDEMNIFIED BY THE REGISTRAR IF HE OR SHE SUFFERS LOSS BY REASON OF A MISTAKE CONTAINED WITHIN IT. THE ENTRIES SHOWN DO NOT TAKE ACCOUNT OF ANY APPLICATIONS PENDING IN HM LAND REGISTRY. FOR SEARCH PURPOSES THE ABOVE DATE SHOULD BE USED AS THE SEARCH FROM DATE.

THIS TITLE IS DEALT WITH BY HM LAND REGISTRY, DURHAM OFFICE.

TITLE NUMBER: WSX279171

There is no application or official search pending against this title.

A: Property Register

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

WEST SUSSEX : CRAWLEY

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Unit 2, Mill Court, Spindle Way, Crawley (RH10 1TT).
- 2 (03.03.2004) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 9 February 2004 referred to in the Charges Register.
- 3 (03.03.2004) The Transfer dated 9 February 2004 referred to above contains a provision as to boundary structures.

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 (18.11.2010) PROPRIETOR: CLIFFORD ANTHONY BROWN of 24 Ferndown, Horley, Surrey RH6 8ED and ANTHONY ARTHUR CHARLES BROWN of The Hollies, 61 Efford Road, Higher Compton, Plymouth PL3 6NG as trustees of Pure Group Benefit Scheme.
- 2 (03.03.2004) RESTRICTION: No disposition of the registered estate other than a charge by the proprietor of the registered estate is to be registered without a written consent signed the Secretary or Director of Mill Court Management (Crawley) Limited of Nightingale House 1-3 Brighton Road Crawley W Sussex RH10 6AE or signed on behalf of Mill Court Management (Crawley) Limited by the Conveyancer acting for the disponent who certifies that the procedure set out in clause 7.2 of the Transfer dated 9 February 2004 referred to in the Charges Register has been complied with.
- 3 (18.11.2010) The price stated to have been paid on 2 November 2010 was £290,000.
- 4 (18.11.2010) 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.
- 5 (18.11.2010) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

C: Charges Register

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

- 1 A Conveyance of the land tinted pink on the filed plan and other land dated 18 June 1921 made between (1) Frederick Parsons (Vendor) and (2) Annie Francis Field (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 (01.10.1992) A Conveyance of the land in this title and other land dated 2 January 1922 made between (1) Frederick Parsons (Vendor) and (2) Douglas Edward Jeans (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 3 The land is subject to the following rights reserved by a Transfer of the land tinted pink on the title plan and other land dated 1 May 1985 made between (1) Commission for The New Towns (Commission) and (2) Anthony John Batten Limited (Purchaser):-

"Subject to the exceptions and reservations contained in the First Schedule hereto:-

THE FIRST SCHEDULE

(Exceptions and reservations in favour of the Commission)

1. ALL subsisting rights to light air drainage and running of water and soil in over and under the Property and the free and uninterrupted passage and use of all such gas and water pipes electric mains wires and appliances watercourses and other conducting media as are now or may within a period of 80 years from the date hereof pass or run into through along under over or about the Property or any part thereof.
2. THE right at any time during the period of 80 years from the date hereof to erect rebuild or alter any erection adjoining or near to the Property to any extent and in any manner it may think fit notwithstanding that the building or erection so erected rebuilt or altered may obstruct or interfere with the access of light or air to the property or any part thereof or any building for the time being thereon and the Purchaser shall not claim or be entitled to any compensation for any such obstruction or interference as aforesaid caused by building works or otherwise."
- 4 (01.10.1992) The land is subject to the following rights reserved by a Transfer of the land tinted blue on the title plan and other land dated 17 August 1992 made between (1) Commission for The New Towns (Transferors) and (2) Hornton Cavell Investments Limited (Purchaser):-

(Exceptions and Reservations in favour
of the Commission)

1. ALL subsisting rights to light air drainage and running of water and soil in over and under the Property and the free and uninterrupted passage and use of all such gas and water pipes electric mains wires and appliances watercourses and other conducting media as are now or may within a period of 80 years from the date hereof pass or run into through along over or about the Property or any part thereof
2. THE right at any time during the period of 80 years from the date hereof to erect rebuild or alter any erection adjoining or near to the Property to any extent and in any manner it may think fit notwithstanding that the building or erection so erected rebuilt or altered may obstruct or interfere with the access of light or air to the Property or any part thereof or any building for the time being thereon and the Purchaser shall not claim or be entitled to any compensation for any such obstruction or interference as aforesaid caused by building works or otherwise"
- 5 (03.03.2004) A Transfer of the land in this title dated 9 February 2004 made between (1) Matthew John Verbeeten, Philip Piggott and Kevin John Newell and (2) Excel Airways Limited contains restrictive covenants.

NOTE: Copy filed.

Schedule of restrictive covenants

1 The following are details of the covenants contained in the Conveyance dated 18 June 1921 referred to in the Charges Register:-

And the Purchaser doth hereby for herself her heirs and assigns covenant with the Vendor his heirs and assigns the owner or owners for the time being of any adjoining or neighbouring property at all times hereafter to observe and perform the restrictive and other covenants hereinafter contained that is to say:-

(a) To forthwith erect a good strong fence and privet or other hedge not less than five feet high to the satisfaction of the Vendor on the southern and eastern boundaries of the piece of land hereby assured The fence on the southern boundary to be erected without twenty one days.

(b) No hoarding or other erection shall at anytime be erected or placed or suffered to be upon any part of the hereditaments for the purpose of exhibiting any advertisement or notice other than such as relate to the selling or letting of the said hereditaments and no advertisement or notice other than aforesaid shall at any time be affixed to or exhibited upon any part of the property.

(c) Not to carry on or permit or suffer to be carried on in or upon the said hereditaments or any building to be erected thereon the trade or business of a licensed victualler or seller of beer wines or spirits.

(d) No bricks or tiles shall at any time be made or burnt nor shall any clay or lime be burnt on the premises and no operative machinery shall at any time be fixed therein or in any building to be erected therein and no manufacture or operations of a noisome or offensive or dangerous kind shall be carried on in or upon the same nor shall anything be done thereon which may be or grow to be a nuisance or annoyance to the Vendor or his tenants in the neighbourhood.

(e) Not more than one private dwellinghouse shall be erected upon the said hereditaments and any such house so erected shall not be for less prime cost than Six hundred pounds in labour and material alone and the plans of such house shall be submitted to the Vendor for his approval and a copy of same deposited with him and a fee of one guinea shall be paid in respect thereof.

(f) Not to erect or permit or suffer to be erected upon any part of the hereditaments any erection or building whatsoever except boundary walls or fences not exceeding six feet in height within fifty feet of the eastern boundary And it is hereby agreed and declared that it shall be lawful for the Vendor at any time hereafter to release vary or modify any covenant heretofore or hereafter to be entered into by any past present or future purchaser of any part of any adjoining or neighbouring property of the Vendor and also to sell any part or parts thereof free from any covenants by the purchaser thereof or subject to such covenants as he the Vendor may think fit.

NOTE: The southern and eastern boundaries referred to in clause (a) above are now internal.

2 The following are details of the covenants contained in the Conveyance dated 2 January 1922 referred to in the Charges Register:-

"The Purchaser with intent to bind all persons in whom the hereditaments hereby conveyed shall for the time being be vested but not so as to be personally laible under this covenant after he has parted with the said hereditaments hereby covenants with the Vendor his heirs executors administrators and assigns that he the Purchaser his heirs and assigns will at all times hereafter observe perform fulfil and keep the said stipulations specified in the Schedule hereto

THE SCHEDULE before referred to

(a) WITHIN twelve calendar months from the date hereof to erect a good strong fence wall or hedge not less than four feet six inches high to the satisfaction of the Vendor on the Eastern boundary of the piece of land hereby assured

Schedule of restrictive covenants continued

(b) NOT to erect or permit or suffer to be erected upon any part of the said hereditaments hereby conveyed any erection or building whatsoever except boundary walls or fences not exceeding six feet in height within six feet of the said road called Priors Avenue Three Bridges Road

(c) NO hoarding or other erection shall at any time be erected or placed or suffered to be upon any part of the hereditaments for the purpose of exhibiting any advertisement or notice other than such as relate to the selling or letting of the said hereditaments and no advertisement or notice other than as aforesaid shall at any time be affixed to or exhibited upon any part of the property

(d) NOT to carry on or permit or suffer to be carried on in or upon the said hereditaments or any buildings to be erected thereon the trade or business of a Licensed Victualler or Seller of Beer wine or spirits

(e) NO bricks or tiles shall at any time be made or burnt nor shall any clay or lime be burnt on the premises and no operative machinery shall at any time be fixed thereon or in any building to be erected thereon and no manufacture or operations of a noisome offensive or dangerous kind shall be carried on in or upon the same nor shall anything be done thereon which may be or grow to be a nuisance or annoyance to the Vendor or his tenants in the neighbourhood. But nothing herein contained shall be deemed to prohibit Purchaser his heirs or assigns from erecting and maintaining plant for agricultural or domestic purposes

(f) NOT to use or permit or suffer to be used the said hereditaments coloured pink and green on the said plan for any trade business or calling whatsoever or otherwise than for farming or agricultural or private purposes.

(g) NOT more than three private dwellinghouses shall be erected upon any part of the said hereditaments and any such house so erected shall not be of less prime cost than £400 in labour and material alone and the plans of such house shall be submitted to the Vendor for his approval and a fee of One Guinea therefor be paid in respect of such house. But such approval shall not be unreasonable withheld by the Vendor"

End of register