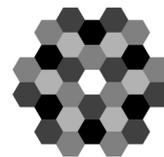


The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



Official copy of register of title

Title number K565298

Edition date 06.01.2021

- This official copy shows the entries on the register of title on 22 FEB 2022 at 11:50:59.
- 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 22 Feb 2022.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Nottingham Office.

A: Property Register

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

KENT : ASHFORD

- 1 (11.10.1963) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land on the north and east sides of Rose Cottage, Appledore Road, Tenterden (TN30 7AY).
- 2 (24.07.1996) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 3 (24.07.1996) The land has the benefit of the following rights reserved by but is subject to the following rights granted by a Transfer of the land edged and numbered K763775 in green on the title plan dated 9 July 1996 made between (1) Charles Daniel and others (Transferors) and (2) Hillreed Homes Limited (Transferee):-

"Together with the easements and subject to the exceptions and reservations to the Transferors set out in the First and Second Schedule hereto respectively

THE FIRST SCHEDULE

1. The right to enter from time to time on to the Retained Land for the purpose of erecting maintaining repairing rebuilding and renewing all or any of the boundary walls or fences of the Property the Transferee and its successors in title giving to the owner and/occupier of the Retained Land not less than 72 hours notice (except in the case of emergency) and doing as little damage as possible and making good all damage occasioned in the exercise of such rights as soon as possible

2. The right to re-route any sewers ditches watercourses or pipes now laid in over or under the Property subject to the Transferee ensuring that the facility afforded to the owners or occupiers of any neighbouring or adjoining land by the sewers drains ditches watercourses or pipes is not disrupted or interrupted

THE SECOND SCHEDULE

Being exceptions and reservations to the Transferors and their successors in title and all other persons entitled thereto the following rights in respect of the Property:

A: Property Register continued

1. The free flow of soil water and other services to and from the Retained Land through any sewers drains watercourses pipes wires or cables now existing in on or under the Property

2. To enter on reasonable prior notice (except in the case of emergency) on to the Property for the purpose of constructing cleansing repairing renewing and maintaining any of the said services the person exercising such right doing as little damage as possible and making good all damage occasioned in the exercise of such rights as soon as possible

3. Full and free right and liberty without obtaining the consent of or making any compensation to the Transferee or other the owner or owners occupier or occupiers for the time being of the Property to deal in any manner whatsoever with the Retained Land and any part or parts thereof and to erect and maintain or permit or suffer to be erected and maintained on the Retained Land any building whatsoever whether such building shall or shall not affect or diminish the light or air which may now or at any time or times hereafter be enjoyed for or in respect of the Property or any building for the time being thereon

4. A right at any time within the period of eighty years from the date hereof to connect in such position and manner as may be required and subject to the requirements of any appropriate statutory authority for the time being in force any existing or future drains sewers water and gas pipes electricity cables and other apparatus which may hereafter be constructed or laid within such period of eighty years to serve any part of the Retained Land in to any such of the said drains sewers water and gas pipes electricity cables and other apparatus as may within such period of eighty years be constructed or laid by the Transferee or its successors in title in or under the Property but so as to cause as little damage as possible and making good the surface of the said land the said drains sewers water pipes and electricity cables

5. The right to enter from time to time on to the Property for the purpose of erecting maintaining repairing rebuilding and renewing all or any of the boundary walls or fences of the Retained Land the Transferors and their successors in title giving to the owner and/or occupier of the Property not less than 72 hours notice (except in the case of emergency) and doing as little damage as possible and making good all damage occasioned in the exercise of such rights as soon as possible."

NOTE: The Retained Land referred to above is the land remaining in this title. The property referred to above is the land edged and numbered K763775 in green on the title plan.

4 (24.07.1996) The blue edging on the title plan is no longer of any significance and should be ignored since the entries in the register which gave rise to the references have been cancelled.

5 (11.07.2003) The land edged and lettered X and Y in green on the title plan has been removed from the title.

6 (12.04.2006) The edged and numbered 1 in brown on the title plan is no longer of any significance and should be ignored since the entry in the register which gave rise to this reference has been cancelled.

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 (16.03.2006) PROPRIETOR: CAROL DANIEL of Pinegarth, 22 Buccleuch Road, Branksome Park, Poole, Dorset BH13 6LF and SHAOUL MENASHI BIRSHAN of 56 Northend House, Fitzjames Avenue, London W14 0RT.

2 (08.02.1984) RESTRICTION: No disposition by a sole proprietor of the

B: Proprietorship Register continued

land (not being a trust corporation) under which capital money arises is to be registered except under an order of the registrar or of the Court.

Except under an order of the registrar no disposition by the proprietors of the land is to be registered after the death of any of them without the consent of the personal representative(s) of the deceased.

- 3 (15.11.2017) 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 Wates Developments Limited (Co. Regn. No. 00441484) of Wates House, Station Approach, Leatherhead, Surrey KT22 7SW or their conveyancer that the provisions of clause 6 of a Promotion Agreement dated 10 July 2013 made between (1) Charles Daniel, Carol Daniel and Shaoul Menashi Birshan and (2) Wates Developments Limited have been complied with.

C: Charges Register

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

- 1 The land tinted blue on the title plan (being the piece of land coloured brown referred to) is subject to the following rights granted by a Conveyance of the land edged yellow on the title plan (being the two pieces of parcels of land edged red referred to) dated 27 March 1957 made between (1) Jesse Montague Millen (Vendor) (2) Sarah Ann Shipman (Mortgagee) and (3) Edwin Thomas Howland (Purchaser):-

A right of way for the Purchaser and his successors in title and his or their servants and licensees (in common with the Vendor and all other persons for the time being having a similar right) at all times and for all purposes with or without horses cattle or other animals carts carriages and hand and mechanically propelled vehicles over the piece of land coloured brown on the said plan including a right of access to and egress from either or both of the two said pieces or parcels of land edged red on the said plan either from the said piece of land coloured brown or from the one to the other.

- 2 The land is subject to the following rights reserved by a Conveyance thereof dated 12 August 1963 made between (1) Jesse Montague Millen (Vendor) (2) Cyril Julian Maurice (Purchaser) and (3) Eastern Bank Nominees Limited (Sub-Purchaser):-

"EXCEPT AND RESERVING unto the Vendor for the benefit of his adjoining property known as Limes Land Farmhouse and for the benefit of the adjoining property known as Number 11 Appledore Road as incident to the ownership or occupation of the two respective properties a right of way at all times and for all purposes over the piece of land coloured brown on the plan annexed hereto."

NOTE: The land coloured brown referred to is tinted brown on the title plan.

- 3 (15.11.2017) UNILATERAL NOTICE in respect of a Promotion Agreement dated 10 July 2013 made between (1) Charles Daniel, Carol Daniel and Shaoul Menashi Birshan and (2) Wates Developments Limited.

NOTE: Copy filed.

- 4 (15.11.2017) BENEFICIARY: Wates Developments Limited (Co. Regn. No. 00441484) of Wates House, Station Approach, Leatherhead, Surrey KT22 7SW.

End of register