



Title register for:

2 Dirty Lane, Ashurst Wood, East Grinstead, RH19 3RY (Freehold)

SX114804

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Register summary

Title number	SX114804
Registered owners	Rodabe Rudin 2 Dirty Lane, Ashurst Wood, East Grinstead RH19 3RY
Last sold for	£462,000 on 16 October 2020

A: Property Register

This register describes the land and estates comprised in this title.

Entry number	Entry date	
1	1969-01-17	WEST SUSSEX : MID SUSSEX The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 2 Dirty Lane, Ashurst Wood, East Grinstead

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A Conveyance of the land in this title and other land dated 24 February 1923 made between (1) Margaret Whidborne (Vendor) (2) Sir Theodore Gervase Chambers and Marcus Stanley Chambers (3) Arthur Harper Bond (Purchaser) and (4) Thomas Benson contains the following provision:-

The hereditaments thereinbefore described and conveyed were thereinbefore conveyed subject to the following provisions namely:-

(a) The foregoing Conveyance was not by implication or general words to include or confer on the owner any right of light or air over any land already agreed to be sold by the Vendor to the Purchaser nor any right to restrict or otherwise object to the building on or the user of any such land nor any easement quasi easement or other right which affected such land.

(b) All the said hereditaments were thereinbefore conveyed subject so far as thereby respectively affected to all easements affecting the same.

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By the said Conveyance dated 24 February 1923 the land was conveyed subject to the following and this registration takes effect subject thereto:-

To the use that each of the several rights privileges and easements specified or referred to in the first column of the second schedule thereto might be annexed and appurtenant to the land stated in the second column of the second schedule thereto to be that in respect whereof such right privilege or easement was reserved and to every part of such land and should accordingly go remain and be to the uses upon the trusts and with and subject to the powers and

provisions under or by virtue of the said Will of the Testator or otherwise immediately before the execution of these presents affecting such land

THE SECOND SCHEDULE above referred to

Particulars of the rights privileges and easements reserved by the above written Indenture and the lands in respect whereof they were respectively so reserved.

Rights privileges and easements reserved by the above written easement right privilege or Indenture easement was reserved	Land in respect of which reserved by the above written easement right privilege or Indenture easement was reserved
Every privilege or quasi easement then or formerly used or enjoyed over the above to the Vendor in written Indenture by or in respect of which such of land belonging to the Vendor or or quasi easements not agreed to be sold by her to the or enjoyed. Purchaser	The land belonging to the Vendor in written Indenture by or in respect of which such privileges were used or enjoyed. Purchaser

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The land has the benefit of the following rights granted by a Transfer of the land in this title dated 27 June 1969 made between (1) Edley Building Company Limited (Vendor) and (2) Alfred Raymond Thorn (Purchaser):-

"TOGETHER WITH the benefit of the right to the passage of water soil and electricity through all pipes sewers drains wires and cables passing under or over the adjoining property of the Vendor immediately to the south of the property hereby transferred TOGETHER ALSO with the right to enter upon the said adjoining property for the purpose of repairing renewing and mainataining such pipes sewers drains wires and cables SUBJECT TO the Purchaser and his successors

in title contributing a fair proportion towards the cost of repairing renewing and maintaining the same."

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Class of Title: Title absolute

Entry number	Entry date	
1	2020-10-27	PROPRIETOR: RODABE RUDIN of 2 Dirty Lane, Ashurst Wood, East Grinstead RH19 3RY.
2	2020-10-27	The price stated to have been paid on 16 October 2020 was £462,000.