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Applications are pending in HM Land Registry, which have not been completed against this title.



# Official copy of register of title

Title number WSX453985

Edition date 17.06.2025

- This official copy shows the entries on the register of title on 15 JUL 2025 at 15:22:05.
- 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 26 Feb 2026.
- 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, Durham Office.

## A: Property Register

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

WEST SUSSEX : MID SUSSEX

- 1 (08.09.2008) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land on the west side of Turners Hill Road, Crawley Down, Crawley.  
  
*NOTE: The land tinted green on the title plan is not included in this title.*
- 2 (07.11.2013) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of land on the north side of the land in this title dated 28 October 2013 made between (1) Charles Edward Grant Kennedy Gross and (2) Hastoe Housing Association Limited.  
  
*NOTE: Copy filed under WSX360437.*
- 3 (23.09.2015) By a Deed dated 22 September 2015 made between (1) Charles Edward Grant Kennedy Gross and (2) Hastoe Housing Association Limited the Transfer dated 28 October 2013 referred to above was expressed to be varied upon the terms therein mentioned.  
  
*NOTE: Copy filed under WSX322360.*
- 4 (23.12.2016) The land has the benefit of any legal easements reserved by a Transfer of Huntsland Lodge dated 20 December 2016 made between (1) Charles Edward Grant Kennedy Gross and (2) Newrose Property Limited but is subject to any rights that are granted by the said deed and affect the registered land.  
  
*NOTE: Copy filed under WSX386998.*
- 5 (09.08.2018) The land edged and numbered 1 in mauve on the title plan has the benefit of any legal easements granted by a Deed dated 2 August 2018 made between (1) Cala Management Limited (2) Wates Developments Limited and (3) Charles Edward Grant Kennedy Gross.  
  
*NOTE: Copy filed under WSX10828.*
- 6 (17.06.2025) The land has the benefit of any legal easements granted by a Transfer of the land in this title dated 6 September 2024 made between (1) Charles Edward Grant Kennedy Gross and (2) Wates Group Limited but is subject to any rights that are reserved by the said deed

## A: Property Register continued

and affect the registered land.

*NOTE: Copy filed.*

- 7 (17.06.2025) The Transfer dated 6 September 2024 referred to above contains a provision relating to the creation and/or passing of easements.

## 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 (17.06.2025) PROPRIETOR: WATES GROUP LIMITED (Co. Regn. No. 01824828) of Wates House, Station Approach, Leatherhead KT22 7SW.
- 2 (17.06.2025) The price stated to have been paid on 6 September 2024 was £5,020,000.
- 3 (01.06.2016) RESTRICTION: No disposition of the part of the registered estate shown edged and numbered 1 in mauve on the title plan 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 Development Limited (Co. Regn. No. 0441484) of Wates House, Station Approach, Leatherhead, Surrey KT22 7SW or their conveyancer that the provisions of clauses 10.2 or 10.3 of an Agreement dated 24 December 2015 made between (1) Charles Edward Grant Kennedy Gross and (2) Wates Developments Limited have been complied with or that they do not apply to the disposition.
- 4 (17.06.2025) RESTRICTION: No transfer, lease, assent or commonhold registration 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 completed by registration without a certificate signed by Charles Edward Grant Kennedy Gross of Cottage in the Wood, Turners Hill Road, Crawley, RH10 4EZ or his personal representatives or his conveyancer that the provisions of clause 2.2.1 of an overage agreement dated 6 September 2024 made between (1) Charles Edward Grant Kennedy and (2) Wates Group Limited have been completed with or do not apply.

## C: Charges Register

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

- 1 (08.09.2008) A Conveyance of the land tinted blue on the title plan and other land dated 31 December 1925 made between (1) Godfrey Lampson Tennyson Locker Lampson (2) John Blackburn Fergusson and Curtis Walter Lampson and (3) Arthur Walker contains the following covenants:-
- Covenant by the Purchaser for himself his heirs and assigns and with intent to bind the hereditaments thereby conveyed into whosoever hand the same might come but not so as to be personally liable after he or they should have parted with all interest in the said hereditaments with the Vendor his heirs and assigns the owner or owners for the time being of any other part of the Rowfant Estate that he the Purchaser his heirs and assigns would not at any time thereafter erect a factory on the hereditaments thereby conveyed.
- 2 (08.09.2008) By a Conveyance dated 29 March 1946 made between (1) Lyddon and Company Limited and (2) Oscar Gross the land tinted pink and tinted yellow on the title plan was conveyed subject as therein mentioned.

*NOTE 1: Copy filed under WSX322360.*

-NOTE 2: Copies of the Conveyances dated 3 August 1920, 16 September

## C: Charges Register continued

1936, 29 April 1937, 19 November 1937, 15 March 1938, 23 January 1941, 15 September 1942 referred to in the First and Second schedules of the Conveyance dated 29 March 1946 referred to above are filed under WSX322360.

NOTE 3: Neither the original conveyances dated 3 January 1936 nor 25 May 1944 referred to in the First and Second schedules of the Conveyance dated 29 March 1946 referred to above nor certified copies or examined abstracts thereof were produced on first registration.

NOTE 4: Neither the Agreement dated 25 October 1939 nor the Conveyance dated 10 September 1941 referred to in the Conveyance dated 29 March 1946 referred to above confer any interest in or burden on the land.

NOTE 5: By a Deed dated 22 March 2000 made between (1) Graham Stewart Goodwin and Christine Rose Glyn Goodwin, (2) Charles Edward Grant Kennedy Gross and (3) One2One Personal Communications Limited the covenant contained in Clause 3 of the Conveyance dated 16 September 1936 referred to above was expressed to be released as therein mentioned.

NOTE 6: Copy Deed dated 22 March 2000 filed under WSX322360.

- 3 (14.07.2020) The land is subject to any rights that are granted by a Deed dated 5 May 2020 made between (1) Charles Edward Grant Kennedy Gross and (2) Griston Lahiasse Cross LLP and affect the registered land.

The said Deed also contains restrictive covenants by the grantor.

*NOTE: Copy filed under WSX398489.*

- 4 (17.06.2025) The land is subject to the lease set out in the schedule of leases hereto.

- 5 (31.08.2018) UNILATERAL NOTICE affecting the land edged and numbered 1 in mauve on the title plan in respect of an option to purchase contained in an agreement dated 24 December 2015 made between (1) Charles Edward Grant Kennedy Gross and (2) Wates Developments Limited as varied by a Deed of Variation dated 29 August 2018 made between the same parties.

*NOTE: Copy plan filed under WSX322360.*

- 6 (31.08.2018) BENEFICIARY: Wates Developments Limited (Co. Regn. No. 00441484) of Wates House, Station Approach, Leatherhead KT22 7SW.

## Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	08.09.2008 edged and numbered 1 in blue	Telecommunications Equipment lying to the west of Turners Hill Road	22.03.2000 20 years from 1.8.1999	WSX344920

## End of register