

THIS IS A PRINT OF THE VIEW OF THE REGISTER OBTAINED FROM HM LAND REGISTRY SHOWING THE ENTRIES SUBSISTING IN THE REGISTER ON 4 NOV 2019 AT 08:43:43. 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: WSX10828

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 : MID SUSSEX

- 1 (22.10.1976) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land at Wychwood, Turners Hill Road, Crawley Down, Crawley.

NOTE: A strip of land 0.3m in width between the points lettered A and B on the title plan remains in the title.

- 2 By a Conveyance of the land in this title and other land dated 19 February 1941 made between (1) Annie Isabel Bagshaw and (2) Alfred Cassin and Mabel Kate Cassin the land tinted yellow on the title plan was conveyed subject

"To the reservation of mines and minerals contained in a Conveyance dated the third day of August one thousand nine hundred and twenty and made between the said Godfrey Lampson Tennyson Locker-Lampson of the first part and the said John Blackburn Fergusson and Curtis Walter Lampson of the second part and the said Percy Herbert Aggett Barrow of the other part."

- 3 The northern boundary of the land in this title has been amended to include additional land.
- 4 (13.01.2015) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.
- 5 (13.01.2015) 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. The property description has been altered to reflect the land remaining in the title.
- 6 (12.01.2018) The land has the benefit of any legal easements granted by a Deed dated 5 January 2018 made between (1) Cala Management Limited and (2) Wates Developments Limited.

NOTE: Copy filed under WSX398489.

- 7 (09.08.2018) The land tinted yellow 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.

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 number WSX10828

Title absolute

- 1 (13.01.2015) PROPRIETOR: WATES DEVELOPMENTS LIMITED (Co. Regn. No. 441484) of Wates House, Station Approach, Leatherhead KT22 7SW.
- 2 (13.01.2015) The price stated to have been paid on 16 December 2014 was £2,300,000.
- 3 (13.01.2015) A Transfer dated 16 December 2014 made between (1) Nicholas Heath Parsons and Angela Jane Parsons and (2) Wates Developments Limited contains purchaser's personal covenants.

NOTE: Copy filed.

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 title plan and other land dated 1 November 1926 made between (1) Godfrey Lampson Tennyson Locker-Lampson (Vendor) (2) John Blackburn Fergusson and Curtis Walter Lampson and (3) Paxton Hood Watson (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 A Conveyance of the land tinted blue on the title plan dated 2 August 1928 made between (1) Godfrey Lampson Tennyson Locker-Lampson (Vendor) (2) John Blackburn Fergusson and Curtis Walter Lampson and (3) Paxton Hood Watson (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 3 A Conveyance of the land tinted yellow on the title plan dated 1 October 1931 made between (1) Percy Herbert Aggett Barrow (Vendor) and (2) Norman Maling Grant (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 4 (13.01.2015) The part of the land affected thereby is subject to the rights granted by a Transfer of the land edged and numbered WSX369148 in green on the title plan dated 16 December 2014 made between (1) Wates Developments Limited and (2) Cala Management Limited.

NOTE:-Copy filed under WSX369148.

- 5 (04.04.2018) The land is subject to any rights that are granted by a Transfer of the land edged and numbered WSX398489 in green on the title plan dated 14 March 2018 made between (1) Wates Developments Limited and (2) Griston Lahaise Cross Llp and affect the registered land.

NOTE: Copy filed under WSX398489.

- 6 (28.10.2019) By a Deed dated 29 August 2019 made between 1) Wates Developments Limited and 2) Griston Lahaise Cross LLP, the Transfer dated 14 March 2018 referred to above was varied as therein mentioned.

NOTE: Copy filed.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 1 November 1926 referred to in the Charges Register:-

COVENANT by the Purchaser running with the land with the Vendor and as a separate covenant with the Trustees that he would not erect or suffer to be erected on the land thereby granted or any part thereof any factory of any kind or description whatsoever.
- 2 The following are details of the covenants contained in the Conveyance dated 2 August 1928 referred to in the Charges Register:-

COVENANT by the Purchaser running with the land with the Vendor that he would at all times thereafter observe and perform the stipulations set out in the 1st and 2nd parts of the Second Schedule.

Schedule of restrictive covenants continued

THE SECOND SCHEDULE above referred to

FIRST PART

(a) The Purchaser will not erect or suffer to be erected upon the hereditaments thereby conveyed coloured (inter alia) blue on the said plan or any part thereof any factory of any kind or description whatsoever

(b) That the Purchaser will not at any time thereafter allow any hut caravan house on wheels or other chattel intended for use as a dwellinghouse or sleeping apartment to be erected made or placed on the hereditaments thereby conveyed coloured (inter alia) blue on the said plan or any part thereof

SECOND PART

(a) Not to erect any buildings on the hereditaments thereby conveyed coloured blue on the said plan except private dwellinghouses and the private motor garage stabling offices outbuildings and no building erected thereon shall at any time be used except for the purposes last aforesaid.

(b) Not to do or permit on the hereditaments thereby conveyed coloured blue on the said plan anything which should or might be or grow to be in any way a nuisance damage grievance or annoyance to the Vendor his heirs or assigns or his or their tenants or the owners or occupiers of any adjoining property or the neighbourhood or which may tend to depreciate or lessen the value of the adjoining property of the Vendor or any part thereof as a residential property.

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

3 The following are details of the covenants contained in the Conveyance dated 1 October 1931 referred to in the Charges Register:-

COVENANT by the Purchaser with intent that that covenant should run with the land and enure for the Vendor owner or owners for the time being of adjoining and adjacent land known as Huntsland with the Vendor that he the Purchaser and the persons deriving title under him would thenceforth observe and perform the stipulations contained in the First Schedule thereto

THE FIRST SCHEDULE

(a) To erect and maintain to the Vendor's satisfaction good and sufficient fences of such a nature as to keep out horses sheep and cattle on the south and east sides of the said land.

(b) Nothing should be done or permitted on the said land which would be or become a nuisance or annoyance to the Vendor or his successors in title his or their tenants the owners or occupiers for the time being of the adjoining property known as Huntsland aforesaid but the carrying on of the business of a Poultry Farm should not be deemed to be a breach of this covenant so long as the Purchaser and his successors in title keep such poultry on their own land and do not permit it to stray on to the Vendor's adjoining land.

End of register