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Official copy of register of title

Title number WSX254542 Edition date 14.02.2023

- This official copy shows the entries on the register of title on 15 JAN 2025 at 10:48:51.
- 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 15 Jan 2025.
- 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 (03.04.2001) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Hounds Cottage, Wall Hill Road, Ashurst Wood, East Grinstead (RH19 3TQ).
- 2 (03.04.2001) The land has the benefit of the following rights granted by the Conveyance dated 3 September 1953 referred to in the Charges Register:-

A right of way for the Purchaser and his successors in title owner or owners for the time being of the property described in part A thereof for all purposes connected with the use and enjoyment thereof over and along the part of the entrance drive which was coloured brown on the said plan subject to payment by the Purchaser or his successors in title of a fair proportion according to user of the cost of upkeep of the land coloured brown as a joint means of access to the property conveyed and the adjacent coloured pink.

NOTE: The land coloured brown referred to above has been reproduced on the filed plan.

- 3 (03.04.2001) The land tinted yellow on the filed plan has the benefit of the rights granted by but is subject to the rights reserved by the Conveyance dated 27 July 1966 referred to in the Charges Register.
- 4 (03.04.2001) The Conveyance dated 27 July 1966 referred to above contains a provision as to light or air.

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 (14.02.2023) PROPRIETOR: AMANDA JANE BUTTON of 70 Atbara Road, Teddington TW11 9PD and GILES MICHAEL CASEY of Beech Tree Cottage, Beaconsfield Road, Chelwood Gate, Haywards Heath RH17 7LG.

B: Proprietorship Register continued

- 2 (03.04.2001) A Conveyance of the land tinted pink and tinted blue on the filed plan dated 24 August 1971 made between (1) Michael Cranfield (Vendor) and (2) Reginald Michael Casey and Margaret Kathleen Casey (Purchasers) contains Vendors personal covenant(s) details of which are set out in the schedule of personal covenants hereto.
- 3 (15.06.2011) 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.
- 4 (14.02.2023) The value stated as at 14 February 2023 was £761,666.
- 5 (14.02.2023) The address for service of Amanda Jane Button has been changed.

Schedule of personal covenants

- 1 The following are details of the personal covenants contained in the Conveyance dated 24 August 1971 referred to in the Proprietorship Register:-

"THE Purchasers hereby jointly and severally covenant with the Vendor as follows:-

That they the Purchasers will forthwith erect and forever thereafter maintain a good and sufficient stockproof fence along the southern boundary of the property hereby conveyed."

NOTE: The southern boundary referred to above is the southern boundary of the land tinted pink and tinted blue on the filed plan.

C: Charges Register

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

- 1 (03.04.2001) A Conveyance of the land in this title and other land dated 20 June 1934 made between (1) Alexis Robertson Tipping (Vendor) and (2) Helen Margaret Godsall and Charles Philip Lloyd Godsall (Purchasers) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 (03.04.2001) A Conveyance of the land in this title and other land dated 3 September 1953 made between (1) John Cumberland Lawdale Train (Vendor) and (2) Michael Claude Cranfield (Purchaser) contains covenants identical with those contained in the Conveyance dated 27 June 1934 referred to above with the addition of the following clause:-

The Vendor and his successors in title will use the said land delineated and coloured blue on the said plan for the purposes of agriculture or horticulture only and no dwellinghouse or other buildings or erections of any kind shall at any time hereafter be erected thereon.

NOTE: The land tinted pink on the filed plan forms part of the land coloured blue referred to above.
- 3 (03.04.2001) A Conveyance of the land tinted yellow on the filed plan dated 27 July 1966 made between (1) Michael Claude Cranfield (Vendor) and (2) Reginald Michael Casey and Margaret Kathleen Casey (Purchasers) contains restrictive covenants.

NOTE: Original filed.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 20 June 1934 referred to in the Charges Register:-

The Purchasers for themselves their successors and assigns hereby

Schedule of restrictive covenants continued

covenant with the Vendor (but not so as to render the Purchasers personally liable after they shall have parted with the premises hereby conveyed) that they the Purchasers their successors and assigns will observe and perform the covenants and restrictions set out in the Schedule hereto so far as the same are now subsisting and capable of taking effect with regard to the land hereby conveyed and will indemnify the Vendor in respect thereof.

THE SCHEDULE above referred to to

- (a) No building of any kind other than private dwellinghouses with appropriate offices and outbuildings to be appurtenant thereto and occupied therewith shall be erected on any of the land hereby conveyed and no trade or business of any kind shall be carried on thereon or any part thereof.
- (b) Each house other than cottages for a gardener chauffeur or similar class of servant in connection with the dwellinghouse standing on the land or in connection with any dwellinghouse to be erected on any of the said land shall be detached only and the cost thereof reckoned at the lowest current prices in labour and materials shall not be less than Six hundred pounds and all buildings to be erected on the said land shall be roofed with sand faced tiles.
- (c) No hutment or metal or wooden bungalow shall be erected on any part of the property hereby conveyed.

End of register