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Official copy of register of title

Title number SX114577

Edition date 18.09.2001

- This official copy shows the entries on the register of title on 17 FEB 2020 at 11:35:57.
- 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 17 Feb 2020.
- 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 (16.07.1969) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 39 and 40 High Street and land at the rear, Cuckfield.
- 2 The land tinted blue on the filed plan has the benefit of the following rights granted by but such land is subject to the following rights contained in a Conveyance thereof dated 11 February 1969 made between (1) The Honourable John Warden Brooke (Vendor) and (2) Michael Simkins and Robin Fox (Purchasers):

"TOGETHER WITH

(a) the right for the Purchasers and their successors in title in common with Southery Farms Limited and its successors in title to pass and repass at all times and for all reasonable and proper purposes over and along the passage and yard forming part of 38 Marshalls Terrace aforesaid in order to gain access to and egress from the property hereby conveyed and

(b) the right for the purchasers and their successors in title in common as aforesaid to the free passage and running of gas water soil and electricity through the gas pipes water pipes sewers drains and conductors of electricity within and under the passage and yard forming part of number 38 Marshalls Terrace aforesaid and through any pipes drains sewers or conductors which may be substituted therefor to and from the property hereby conveyed all persons enjoying any joint rights paying and contributing a fair proportion of the cost of renewal repair maintenance and cleansing.

Full and free right and liberty for the Purchasers and their successors in title and all persons authorised by them at all times hereafter and for all purposes to pass and repass WITH OR WITHOUT VEHICLES over and along the passage-way hatched red on the said plan and by foot only over and along the pathway running through the rear of 41 Marshalls Terrace aforesaid and also of using all sewers drains and pipes now or hereafter to be made in or under the said passage-way hatched red and 41 Marshalls Terrace aforesaid or any part thereof and the free passage and running of water and soil to and from the property hereby conveyed with power at any time to enter upon the said passage hatched red to make lay repair cleanse and maintain any sewers drains or pipes to

A: Property Register continued

execute any repairs to any walls or fences or any messuages or buildings now or hereafter to be erected on the property hereby conveyed so that the person or persons entering shall make good all damage to the surface occasioned thereby".

"Subject

(i) so far as the properties hereby conveyed are affected thereby to the right for Southery Farms Limited and its successors in title conveyed by a Conveyance dated 25 March 1968 and made between the Vendor of the one part and Southery Farms Limited of the other part (so far as it relates to Number 38 Marshalls Terrace aforesaid) in common with the Purchasers and their successors in title all other persons for the time being entitled to the like right and all persons authorised by it or them to pass and re-pass at all times and for all purposes for which the same is applicable over and along the pathway at the rear of the properties hereby conveyed into the said passageway hatched red on the said plan".

NOTE: The passageway hatched red referred to is tinted brown on the filed plan.

- 3 The land tinted pink on the filed plan has the benefit of the following rights granted by a Conveyance of the said land dated 11 February 1969 made between (1) The Honourable John Warden Brooke and (2) Michael Simkins and Robin Fox:

"TOGETHER WITH full and free right and liberty for the Purchasers and their successors in title and their tenants and all persons authorised by them at all times hereafter and for all purposes to pass and repass with or without horses and other animals carts and other vehicles or otherwise over and along the passageway hatched red on the said plan and also of using all sewers drains and pipes now or hereafter to be made in or under the said passageway hatched red or any part thereof and the free passage and running of water and soil to and from the property hereby conveyed with power at any time to enter upon the said passageway hatched red to make any repair cleanse and maintain any sewers drains or pipes and to execute any repairs to any walls or fences or any messuages or buildings now or hereafter to be erected on the property hereby conveyed so that the person or persons entering shall make good all damage to the surface occasioned thereby".

NOTE: The passageway hatched red referred to is tinted brown on the filed plan.

- 4 The land edged and numbered in green on the filed plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 5 The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and numbered WSX118023 in green on the filed plan dated 17 July 1987 made between (1) Robert Michael John Fox and (2) Roger Edwin Clyffe Broome and Judith Mary Broome.

NOTE: Copy in Certificate. Original filed under WSX118023.

- 6 The Transfer dated 17 July 1987 referred to above contains a provision as to boundary structures.
- 7 The land has the benefit of the following rights excepted and reserved by the Transfer dated 11 April 1989 referred to in the Charges Register:

"EXCEPTED AND RESERVED unto the Transferor and his successors in title for the benefit of the Retained Land

1. Full rights of light and air and support for the existing buildings and other structure on the Retained Land or for any new building or structure that may be erected thereon within eighty years from the date hereof

2. The right of free and uninterrupted passage and running of gas water soil and electricity through the gas pipes water pipes sewers

A: Property Register continued

drains and conductors of electricity within and under the property hereby transferred and through any pipes drains sewers or conductors which may be substituted therefor to and from the Retained Land

3. The right on reasonable notice (save in case of emergency) to enter on to the property hereby transferred with or without workmen and/or appliances for the purpose of inspecting making laying repairing cleansing or maintaining any pipes drains sewers or conductors as specified in paragraph 2 above and for the purpose of inspecting maintaining decorating or replacing any walls fences or buildings on the Retained Land

4. Such rights and easements as would become appurtenant to the Retained Land by implication by law if the Transferor had sold it to another purchaser at the same time as the sale herein"

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 (03.12.1973) PROPRIETOR: ROBERT MICHAEL JOHN FOX of 10 St Lawrence Terrace, London, W10.

C: Charges Register

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

- 1 Notice of intended deposit of Land Certificate with C. Hoare & Co of 32 Lowndes Street, London, SW1X 9HX.
- 2 The land is subject to the following rights granted by a Transfer of the land edged and numbered WSX143455 in green on the filed plan dated 11 April 1989 made between (1) Robert Michael John Fox (Transferor) and (2) John Gregory Tibble (Transferee):

"together with

1. The right for the Transferee and his successors in title common with others to pass and repass with or without vehicles at all times over and along the area shown coloured green on the said plan for (sic) the purpose of access to and egress from the property hereby transferred

2. The right for the Transferee and his successors in title in common with others to the free passage and running of gas water soil and electricity through the gas pipes, water pipes, sewers drains and conductors of electricity within and under the balance of the land comprised in title no SX114577 (hereinafter called "the Retained Land) and through any pipes drains sewers or conductors which may be substituted therefor to and from the property hereby transferred

3. The right for the Transferee and his successors in title in common with others on reasonable notice save in case of emergency) to enter on to the Retained Land with or without workman and with appliances for the purposes of inspecting making laying repairing cleansing or maintaining any pipes drains sewers or conductors as specified in paragraph 2 above and for the purposes of inspecting maintaining decorating or replacing any walls, fences or buildings on the property hereby transferred"

NOTE: The area coloured green referred to is that land coloured green on the plan to the Transfer dated 17 July 1987 referred to in Note 4 of the Property Register.

End of register