

Title Number : K196767

This title is dealt with by HM Land Registry, Nottingham Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

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This extract shows information current on 21 JUN 2017 at 17:06:14 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: K196767
Address of Property	: 32, 34 and 36 Lower Road, River, Dover
Price Stated	: Not Available
Registered Owner(s)	: SHEPHERD NEAME LIMITED of 17 Court Street, Faversham, Kent.
Lender(s)	: None

Title number K196767

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 21 JUN 2017 at 17:06:14. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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A: Property Register

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

KENT : DOVER

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 32, 34 and 36 Lower Road, River, Dover.

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 Proprietor: SHEPHERD NEAME LIMITED of 17 Court Street, Faversham, Kent.

C: Charges Register

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

- 1 The parts of the land affected thereby are subject to the following rights granted by a Transfer of land adjoining the northern boundary dated 4 November 1965 made between (1) Gardner & Co Limited (Transferor) and (2) Nancy Surman (Transferee):-

"(A). A right of way (but for pedestrian use only and as a means of a access to and from the public highway) over that portion of the land retained by the Transferor which is shown coloured blue on the Plan annexed hereto and now in use as a car park for the Transferor's adjoining Public House premises such right to be in common with the Transferor and its assigns and all persons authorised by it or them and expressly subject to the right of the Transferor and its assigns (by its or their agents servants or other authorised persons) to continue the use of such land as a car park and permitting the driving and parking of vehicles thereon at all times (whether by day or night) but taking all reasonable precautions to ensure that approach to the steps next referred to is not obstructed to such an extent that access thereto cannot be obtained and (b) the right to use the steps leading from the before mentioned car park to the property sold (the present location of such steps being shown on the Plan annexed hereto by the colour green) Likewise in common with the Transferor and its assigns and all persons authorised by it or them and expressly subject to the right of the Transferor and its assigns to re-locate the said steps should such an event be deemed necessary in connection with any future development of the land retained by the Transferor or to its adjoining Public House premises but in the event of any such re-location taking place the steps shall be of a similar type (as near as possible) to those now existing and the work involved shall be carried out so as to cause as little inconvenience as possible to the Transferee or her successors in title and the expense of closing the existing entrance gate to the property sold and re-locating such entrance gate to the property sold and re-locating such entrance gate to be borne by the Transferor. Any dispute or difference touching the before mentioned

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C: Charges Register continued

rights shall be referred to arbitration under the provisions of the Arbitration Act 1950 or any statutory modification or re-enactment thereof for the time being in force."

NOTE:-The land coloured blue and the steps coloured green on the Transfer plan are tinted blue and tinted yellow respectively on the filed plan.

End of register

H. M. LAND REGISTRY

NATIONAL GRID PLAN

TR 2943

SECTION F

KENT

Scale 1/1250

DOVER DISTRICT



TITLE No. K196767

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