
MINI REPORT ON TITLE

RELATING TO

**CHAUCER PLAYING FIELD FORMER CHAUCER
TECHNOLOGY COLLEGE SPRING LANE
CANTERBURY**

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REPORT ON TITLE

1. PROPERTY

- 1.1 The Property is the freehold land known as Land and Buildings on the South of Spring Lane, Canterbury.
- 1.2 A plan showing the Property edged in red is attached at Schedule 1.
- 1.3 Please check the plan carefully to ensure that it accurately reflects the extent of the land forming the Property. Please note that the plan may not show the exact location of the boundaries of the Property. We recommend that you should inspect the Property and let us know if there are any discrepancies between the plan and the site inspection.

2. TITLE

- 2.1 The Property is registered at the Land Registry under title number K753637. The registered owner is The Kent County Council. The class of title is absolute freehold title. Absolute title is the best class of title available. Title and Title Plan attached at Schedule 2.

3. EXECUTIVE SUMMARY

This is a summary of the major issues that we think should be brought to your attention:

- 3.1 Please note that the documents listed below have rights reserved to the beneficiaries of the rights over the Property.
- 3.2 Copies of all the documents listed below are available on request with the exception of Lease dated 2nd January 1914 (please see point numbered 4.1).

4. MATTERS BURDENING THE PROPERTY

The Property is subject to:

- 4.1 **A Lease dated 2nd January 1914 to The South Eastern Coalfield Extension Limited** for 60 years from 1st October 1913 determinable as per the terms of the Lease. Lease not available at the Land Registry. The title number K904487 containing a filed copy of the Lease is now closed;
- 4.2 **Deed of Grant dated 26th September 1986 between KCC (1) and Canterbury City Council (2) :**
 - (a) the full right and liberty for the City Council to construct, lay beneath the surface of the Property (formerly part of title number K97370) and use a foul sewer;

- (b) the right upon giving prior notice to KCC (except in cases of emergency when as much notice as possible shall be given) with or without workmen machinery and appliances from time to time and at all times to enter upon so much of the adjoining land of KCC as shown edged green on the said plan ('the adjoining land') forming part of the land comprised in the title as shall be reasonably necessary for the purposes of laying inspecting maintaining cleansing repairing renewing and relaying the foul sewer

4.3 Lease 8th July 1998 between the Governing Body of Chaucer Technology School (1) and The Secret Garden (Chaucer Technology School) grants the right for the Tenant to:

- (a) 'connect to the existing electricity supply cable crossing the Premises and to lay other service conduits across the Adjoining Property subject to first obtaining the approval in writing of the Landlord (not to be unreasonably withheld) to the routes and to the Tenant making good to the Landlord's reasonable satisfaction all damage and disturbance caused thereby';
- (b) 'the right to the free passage and running of services and supplies in and through the Tenant's Pipes which are now or may hereafter be laid within the Perpetuity Period in upon under or over other parts of the Adjoining Property';
- (c) 'the right to use so much of the Adjoining Land as shall be necessary for the purposes of emergency escape from the Premises'.

4.4 Deed of Variation dated 18 June 2003 between Governing Body of Chaucer Technology School (1) and The Secret Garden (Chaucer Technology School) the Deed varies specific terms of the above Lease which do not affect the Property however, the Deed is noted on the Land Registry Register and should therefore be noted on future disposal;

4.5 Lease dated 21st June 2016 between KCC (1) and Barton Court Grammar School Academy (2) the right upon giving reasonable prior written notice (except in case of emergency) to KCC to enter so far as is strictly necessary upon the Property for the purpose of inspecting and executing repairs to or on the Tenant's property without causing damage disturbance or inconvenience as possible and making good as soon as reasonably practicable all damage caused by the exercise of this right.

5. SEARCHES CARRIED OUT

- 5.1 Highway Definition (result will be forwarded once received).

6. GENERAL

- 6.1 This Report has been prepared for the sole benefit of the Property Group, in connection with your proposed dealing with the Property and for no other purpose.
- 6.2 The contents of this Report are private and confidential and must not be relied on, sent to or made available to any other party without our prior written consent.

- 6.3 The Report is based on our review of the title documents in the deeds packet in our possession and Land Registry searches for title documentation.
- 6.4 We have not carried out a site visit but would recommend that you undertake one to ensure there are no boundary encroachment, use or dispute issues affecting the Property. In addition we cannot advise you on the physical condition of the Property and where you require this we would advise you to arrange for a survey of the Property to be carried out.
- 6.5 We are unable to advise on the value of the Property. If a valuation is needed, we recommend that you have the Property professionally valued. You should ensure that the valuer is aware of the matters mentioned in this Report, as they may affect the value.
- 6.6 Please revert to us in the event that you require further detail or investigation of the matters raised in this Report.

Signed: 

**Emily Johnson FCILEx, Legal Assistant
For Director of Governance & Law**

Dated: *18 July 2016*

SCHEDULE 1- PLAN OF THE PROPERTY

616200

616300

157400

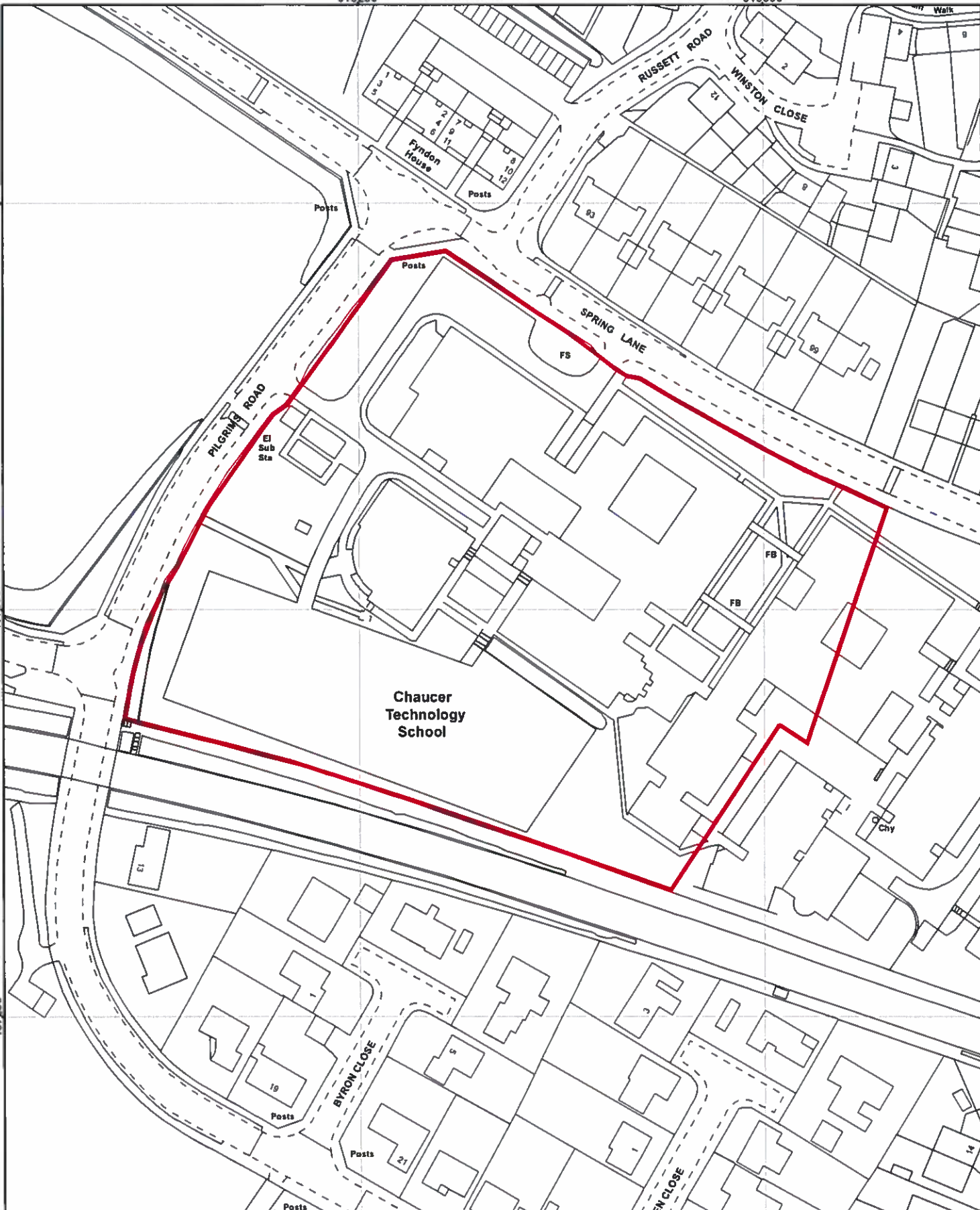
157400

157300

157300

157200

157200



Chaucer
Technology
School



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**SURPLUS LAND
FORMER CHAUCER TECHNOLOGY COLLEGE
SPRING LANE
CANTERBURY**

MasterMap



1:1250

@ A4

Drawing No.

TR1657/1AF

**Kent
County
Council**
kent.gov.uk



**PROPERTY AND
INFRASTRUCTURE SUPPORT**
County Hall, Maidstone
Kent ME14 1XQ
Tel:08458 247247

Drawn By

KP

Date

MAR 2016

SCHEDULE 2– Land Registry

LAND REGISTRY TITLE REGISTER

- 1. OFFICIAL COPY OF REGISTER K753637**

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



Official copy of register of title

Title number K753637

Edition date 16.10.2015

- This official copy shows the entries on the register of title on 06 JUL 2016 at 16:08:03.
- 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 06 Jul 2016.
- 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 Land Registry, Nottingham Office.

A: Property Register

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

KENT : CANTERBURY

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land and buildings on the South of Spring Lane, Canterbury.
- 2 The land edged and numbered 1 in yellow on the title plan has the benefit of a right of way over Spring Lane in a north westerly direction.

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 (16.10.2015) PROPRIETOR: THE KENT COUNTY COUNCIL of Sessions House, County Road, Maidstone ME14 1XQ.

C: Charges Register

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

- 1 A Conveyance of the land edged and numbered 1 in yellow on the title plan and other land dated 21 May 1912 made between (1) William Arthur Lochee, Philip Ernest Butler and Thomas James Chesshyre Tomlin (Vendors) and (2) George Sidders (Purchaser) contains the following covenants:-

"AND the Purchaser doth hereby covenant with the Vendors their executors administrators and assigns respectively that he the Purchaser his heirs and assigns shall and will at all times hereafter in all things observe and perform the several stipulations and conditions with reference to the hereditaments hereinbefore described and hereby assured which are expressed in the First Schedule hereunder written.

THE FIRST SCHEDULE above referred to

C: Charges Register continued

1. NO trade business or matter of an offensive kind or likely to become a nuisance shall be carried on or suffered to exist on the said land hereby conveyed.

2. THE Purchaser his heirs and assigns the owner or owners for the time being of the hereditaments hereby conveyed shall at all times hereafter when required by the Vendors their heirs or assigns pay to them or him or contribute an equal or proportionate share with the owner or owners of the other houses and land adjoining the portion of the said private road in part shewn and coloured yellow according to the extent of their respective frontage to such portion of the said private road of the expenses of repairing and maintaining the surface of such portion of the said private road until the same shall be adopted by and taken into the charge of the Local Authority".

NOTE: The private road referred to is Spring Lane.

- 2 Lease of mines and minerals under the land edged and numbered 2, 3 and 4 in yellow on the title plan dated 2 January 1914 to The South Eastern Coalfield Extension Limited for 60 years from 1 October 1913, determinable as therein mentioned, at the ultimate rent of £2 per acre.

NOTE: Copy filed under K226408.

- 3 Lease dated 21 February 1967 of the part tinted pink on the title plan to The South Eastern Electricity Board for 99 years from 1 January 1967.

NOTE 1: The Lease grants rights of way and other rights

NOTE 2: Copy filed under K97370

NOTE 3: Lease registered under K904487.

- 4 The land edged and numbered 3 and 4 in yellow on the title plan is subject to the following rights reserved by a Conveyance thereof dated 17 February 1972 made between (1) James William Spencer Mount and David Spencer Mount (Vendors) (2) S.W. Mount & Sons Limited and (3) Canterbury Corporation:-

"EXCEPT AND RESERVING in fee simple unto the Vendors and their successors in title the right for such of the trees on the land retained by the Vendors as overhang the land hereby conveyed along the boundary marked 'C' to 'D' on the said plan to so overhang Together with the right to enter on the land hereby conveyed for the purpose only of maintaining the hedgerow along the said boundary and of lopping and felling (if necessary) any such trees as aforesaid Provided that the Vendors or their successors in title will at the request of the Corporation from time to time when so requested lop any overhanging branches from such trees if the same shall reasonably be believed to be dangerous".

NOTE: The boundary marked 'C' to 'D' referred to is the eastern boundary of the land in this title.

- 5 The land is subject to the rights granted by a Deed dated 26 September 1986 made between (1) The Kent County Council and (2) Canterbury City Council.

NOTE: Original filed under K97370.

- 6 (11.08.1998) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto. The leases grant and reserve easements as therein mentioned.

- 7 (17.12.2004) By a Deed dated 18 June 2003 made between (1) The Governing Body of Chaucer Technology School and (2) The Secret Garden (Chaucer Technology School) the terms of the Lease dated 8 July 1998 referred to in the schedule of leases hereto were varied.

NOTE: Copy Deed filed under K787793.

Title number K753637

Schedule of notices of leases

1	11.08.1998	Part of Chaucer Technology	08.07.1998	K787793
	Edged and	School	25 years from	
	Numbered 1 in		8.7.1998	
	brown			


NOTE: See entry in the Charges Register relating to a Deed of variation dated 18 June 2003.

End of register

SCHEDULE 3– Land Registry

LAND REGISTRY TITLE PLAN

- 1. TITLE PLAN K753637**

H. M. LAND REGISTRY		TITLE NUMBER K753637	
ORDNANCE SURVEY PLAN REFERENCE	TR1657 SW TR1657 SE	Scale 1/1250	
COUNTY: KENT	DISTRICT: CANTERBURY	© Crown Copyright	



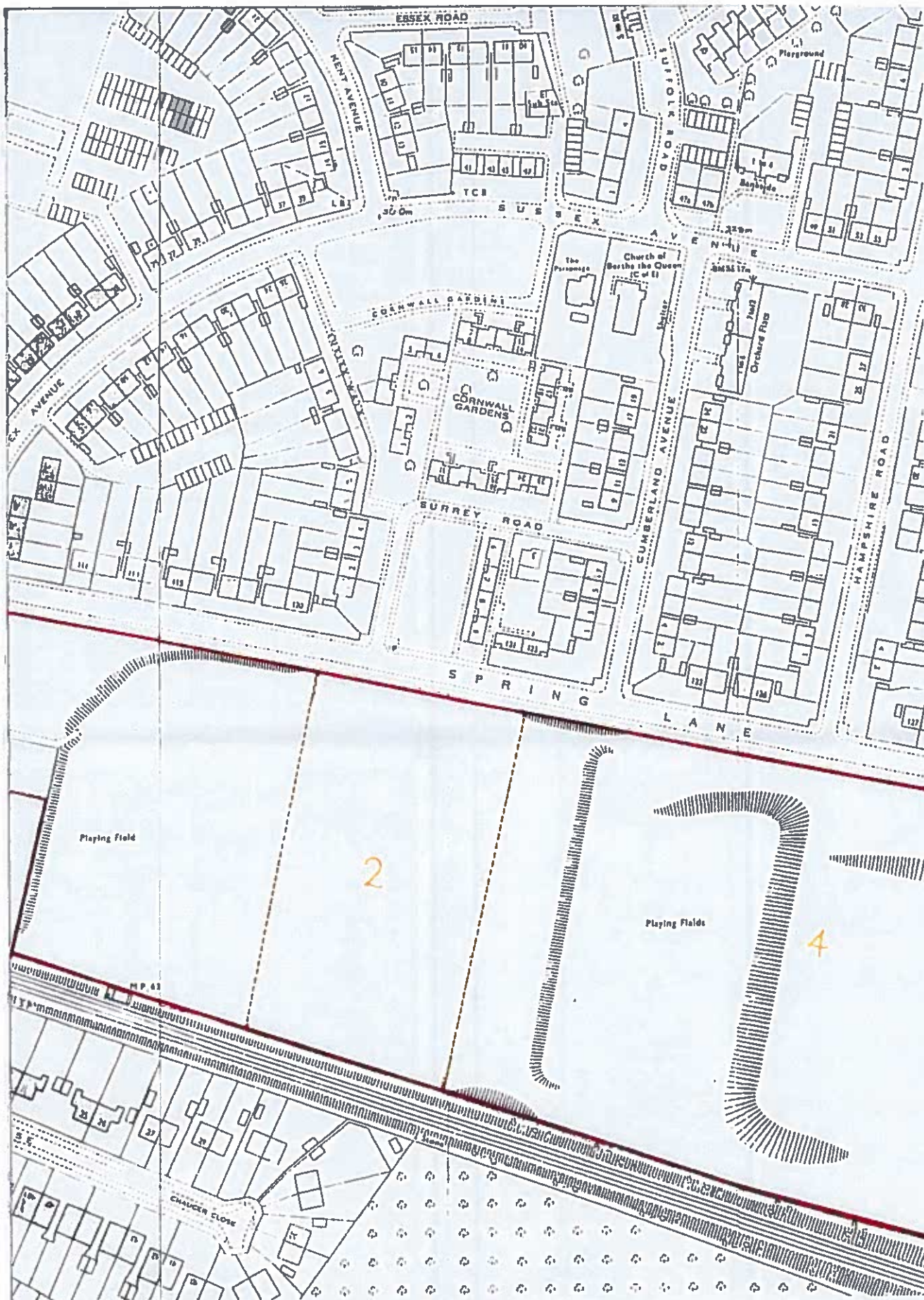
This official copy is issued, and shows the state of this title plan, on 12 July 2016 at 17:09:50.

It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).

This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

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

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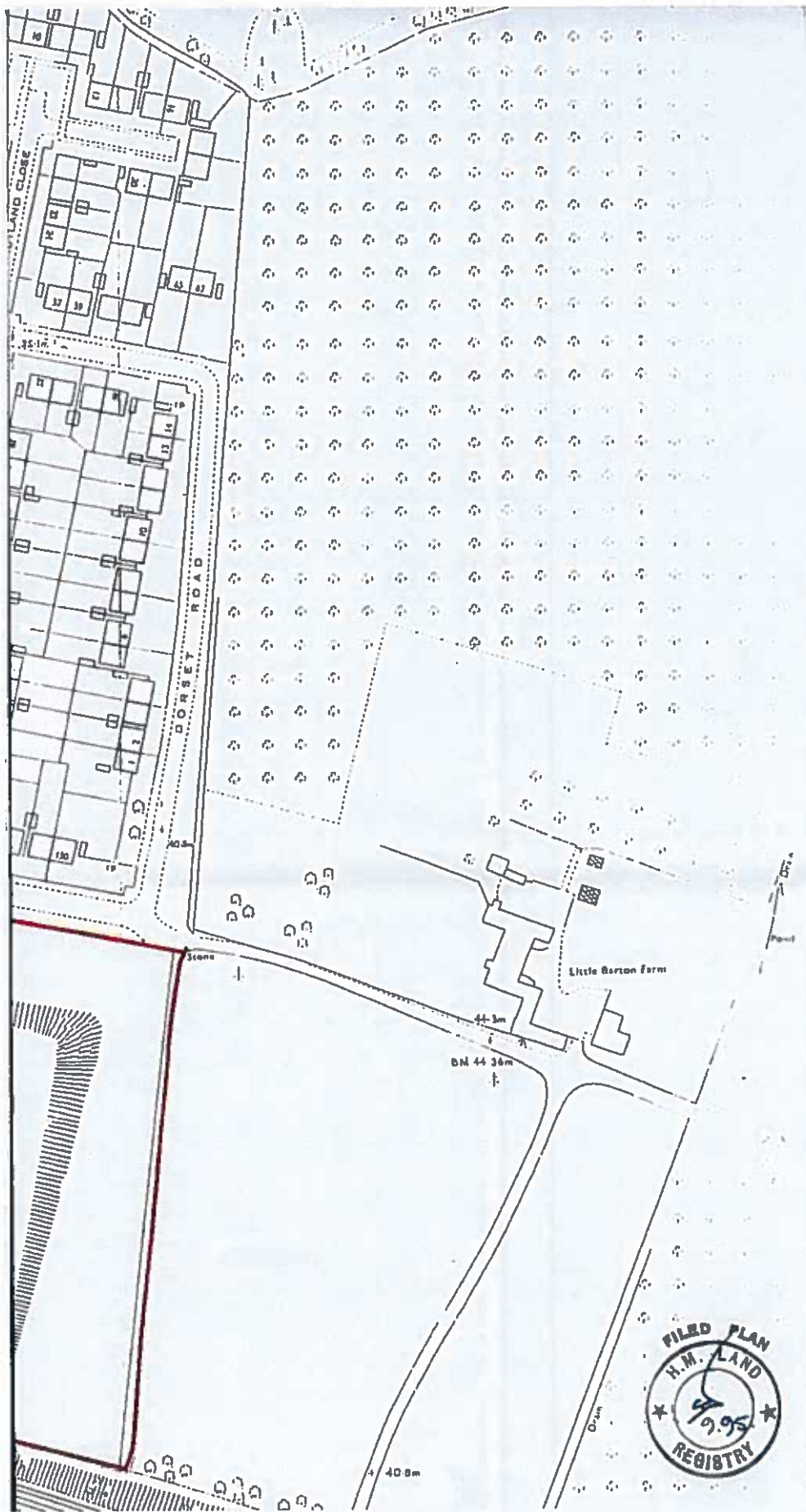
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