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Official copy of register of title

Title number HT17374

Edition date 30.01.2014

- This official copy shows the entries on the register of title on 24 JAN 2018 at 15:30:10.
- 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 24 Jan 2018.
- 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, Coventry Office.

A: Property Register

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

EAST SUSSEX : HASTINGS

- 1 (11.01.1952) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land adjoining Grove Farm, Ironlatch Hill.
- 2 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.
- 3 The land has the benefit of the following rights reserved by the Transfer dated 30 April 1987 referred to in the Charges Register:-

"1. Full and unrestricted right reserved to the Transferor and its successors in title at any time hereafter and from time to time to erect or permitted to be erected any building or any other erections and to alter any building or other erection now standing or hereafter to be erected on any part of the land now belonging to or leased to or by the Transferor adjoining the said land in such a manner as to obstruct or interfere with the passage and access of light and air to any building which is or may be erected upon any part of the said land and so that all privileges of light and air now or hereafter to be enjoyed over any part of the Transferor's said adjoining land by or in respect of the said land shall be deemed to be so enjoyed by the licence and the consent of the Transferor and not as of right

2. In favour of the Transferor and its successors in title owners occupiers tenants and lessees of the Transferor's adjoining or neighbouring land or any part or parts thereof:

(a) The right in common with the Transferee and all other persons having the like rights to the free passage and running of water soil and electricity and gas through any channels drains sewers pipes wires and cables now existing or which may be constructed within 80 years from the date hereof in under or over the said land

(b) The right to enter upon the said land for the purpose of connecting into inspecting testing maintaining removing obstructions from repairing or renewing any existing or future drains sewers gutters rainwater pipes electricity and telephone wires and cables and gas and water pipes (whether or not marked on the plan) provided that the persons exercising the said rights shall

A: Property Register continued

(i) Give such notice as is practicable to the occupier of the said land of their intention to exercise these rights and

(ii) Make good to the reasonable satisfaction of the Transferee or its successors in title any damage resulting from their exercise of the said rights

(c) All rights in the nature of easements now or usually enjoyed for the purpose of the Transferor's adjoining or neighbouring land or any part or parts thereof over through or from the said land."

- 4 (29.04.1993) A Deed dated 6 April 1993 made between (1) Hastings Borough Council and (2) Southern Water Services Limited rectifies the extent of the removal from this title, edged and numbered ESX134111 in green has been amended.

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 (09.12.1975) PROPRIETOR: HASTINGS BOROUGH COUNCIL of Town Hall, Hastings, E Sussex.
- 2 (09.12.1975) RESTRICTION:-Except under an order of the registrar no disposition by the proprietor of the land is to be registered unless made in accordance with the Town Development Act 1952 or some other Act or authority.

C: Charges Register

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

- 1 The land is subject to the rights of drainage and ancillary rights granted by a Deed dated 24 June 1963 made between (1) William Ernest Dengate and (2) John Arthur Lawrence.

NOTE: Copy filed under HT14536.

- 2 The land is subject to the following rights granted by a Transfer of the land edged and numbered ESX134105 in green on the title plan dated 30 April 1987 made between (1) Hastings Borough Council (Transferor) and (2) E Powell & Sons Limited (Transferee):-

"All easements quasi-easements liberties privileges rights and advantages now or heretofore occupied or enjoyed by the Transferor over its immediately adjoining land or which would be implied against the Transferor thereover on the severance hereby effected."

End of register