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Applications are pending in HM Land Registry, which have not been completed against this title.



Official copy of register of title

Title number K169399

Edition date 27.01.2000

- This official copy shows the entries on the register of title on 17 NOV 2021 at 10:32:07.
- 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 14 Feb 2022.
- 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, Nottingham Office.

A: Property Register

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

KENT : THANET

- 1 (13.11.1962) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being The Muller Home and School, Broadstairs.
- 2 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.
- 3 The land in this title has the benefit of the following rights reserved by a Transfer of the land edged and numbered K531968 in green on the filed plan dated 12 February 1982 made between (1) The Kent County Council and (2) Sheila Vivien Manyweathers:-

"THERE IS excepted and reserved out of this Transfer for the benefit of the Transferor and its successors in title owners or occupiers of the retained land comprised in Title Number K169339 and all others entitled thereto:

(1) a right of way in common with all others having a similar right at all times and for all purposes and with or without vehicles of any description over and along the land forming the site of the said road to be constructed by the Transferee as aforesaid between points 'B' and 'C' shown on the said plan or such alternative route over the said land as may be agreed in writing between the Transferor and the Transferee

(2) the right to connect to and use the soil sewer to be constructed by the Transferee as aforesaid under the said land between points 'B' and 'C' shown on the said plan or such alternative route as may be agreed in writing between the Transferor and the Transferee PROVIDED ALWAYS that the siting of the said rights shall be ascertained and the exercise of the said rights shall commence before the expiration of eighty years from the date of this Transfer but nothing herein contained shall affect or abridge the effect or operation of Section 162 (1) (d) of the Law of Property Act 1925."

NOTE:-The said road is shown tinted brown on the filed plan and points marked B and C referred to are lettered D and E respectively thereon.

- 4 The land has the benefit of the rights reserved by but is subject to

A: Property Register continued

the rights granted by a Transfer of the land edged and numbered K684745 in green on the filed plan dated 5 January 1990 made between (1) The Kent County Council and (2) G E Bowra Group Limited.

NOTE: Copy in Certificate. Original filed under K684745.

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 (13.11.1962) PROPRIETOR: THE COUNTY COUNCIL OF THE ADMINISTRATIVE COUNTY OF KENT of County Hall, Maidstone, Kent.

C: Charges Register

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

- 1 By a Conveyance dated 7 July 1925 made between (1) Victor Chandler Cook and (2) The Board of Guardians and Trustees for the Relief of the Jewish Poor (Registered) the land in this title was conveyed subject to the restrictions and stipulations details of which are set out in the schedule of restrictive covenants hereto.
- 2 The land is subject to the following rights granted by a Transfer of the land edged and numbered K594913 in green on the filed plan dated 24 April 1985 made between (1) The Kent County Council and (2) Terence Alan Castle and Christine Marilyn Castle:-

"TOGETHER WITH the right to the free and uninterrupted passage and running of water and soil in common with the Transferor and all others entitled to the like right by and through the sewers and drains which now serve the property hereby transferred and which run along or over the adjoining or adjacent property of the Transferor known as Newmans Old Peoples Home (hereinafter called "the said adjoining land") with full right and liberty at all reasonable times and upon giving prior notice in writing except in cases of emergency to enter upon the said adjoining land with or without workmen and appliances for the purpose of inspecting repairing cleansing maintaining renewing relaying or removing the said sewers and drains or removing therefrom any obstruction the Transferors and their successors in title making good at their own expense and to the reasonable satisfaction of the Transferor and the Transferor's successors in title to the said adjoining land all damage and disturbance caused by the exercise of such rights as aforesaid and paying a fair proportion in common with all others having the like right to use the said sewers and drains of the expense of repairing cleansing maintaining and renewing the same."

Schedule of restrictive covenants

- 1 The following are details of the restrictions and stipulations contained in the Conveyance dated 7 July 1925 referred to in the Charges Register:-

"1. The Purchasers will within three calendar months from the date of these presents erect and or ever afterwards maintain an oak park paling fence for a depth of two hundred and fifty feet back from Lanthorne Road on the westerly side of the lnd coloured pink on the plan drawn hereupon between the points marked A and B and B and C on the said plan. Such fence to be and remain the property of the Purchasers.

2. The building lines are shewn on the plan annexed hereto and the front and flank walls of all buildings shall conform thereto and no building or part of a building except architectural dressings and bays and balconies to the extent of three feet six inches only (and these only in upper storeys where the building line is the street or road

Schedule of restrictive covenants continued

line) shall project in front of such building lines or the road or street in front except that a private dwellinghouse or dwellinghouses may be erected so as to observe a building line of thirty feet from Lanthorne Road.

3. No building shall be erected upon the land hereby conveyed except in accordance with plans and elevations to be submitted to and approved in writing by the Vendor's Surveyors Messrs. Dockett Henderson & Co. before building operations are commenced. The Purchasers shall pay to the Vendor's Surveyors the fee of One guinea for the inspection of each set of plans.

4. No hotel tavern public house beer house shop or other building for the sale of wines spirits ale or stout or any spirituous malt or excisable liquor of any kind shall be built upon the said land and no trade or business of any kind is to be carried on thereon except the profession of a Doctor Solicitor Dentist or Architect and except that the said land may be used for the purposes of a Convalescent Home Provided that no building or part of a building which may be erected on the part of the said land which is situate within a distance of two hundred feet from Lanthorne Road shall be used for the reception of infectious or contagious cases and that no operative machinery shall be placed upon such part of the said land or in any buildings to be erected thereon.

5. No detached house is to be erected on the said land of less value than Seven hundred pounds or pairs of semi-detached houses of less value than One thousand three hundred pounds. The value of a house is to be taken as the amount of its first net cost in materials and labour of construction estimated at the lowest current prices.

6. No bricks or tiles are to be made on nor any clay or lime burnt on nor any clay gravel or chalk removed from the said land.

7. The land hereby conveyed and any house or building erected thereon shall not be used for any noisy noisome or offensive trade or for any purpose which may be or become a nuisance or annoyance to the Vendor his successors or assigns or to the neighbourhood nor shall any water closet or privy be erected thereon detached from other buildings. Any question which may arise in reference to these stipulations or any of them shall be referred to the Vendor's Surveyors whose decision shall be final.

NOTE 1:-The points marked A B C referred to in clause 1 above are similarly shown in blue on the filed plan.

NOTE 2:-The building lines referred to in clause 2 above are shown by a blue broken line on the filed plan.

End of register