

**Report on Title: Saxon House, Broadstairs**

This report has been prepared for the sole benefit of the Kent County Council in connection with the proposed sale of the Property and for no other purpose.

The contents of this report are private and confidential. It must not be relied on by any other party without our written consent.

The report is based on our review of the title documents referred to at (2) below. While this report is believed to be accurate, it must be read in conjunction with the title documents which contain the detailed provisions.

- 1) **Property:** All of the property registered under the Title.
- 2) **Title:** The title to the Property is registered at the Land Registry with freehold title absolute under title number K169399.
- 3) **Registered Proprietor:** The County Council of the Administrative County of Kent of County Hall, Maidstone, Kent.
- 4) **Financial charges:** The Property is not encumbered by financial charges.
- 5) **Restrictions on title:** None.
- 6) **Rights benefitting the Property:**
  - a) The Property has the benefit of rights reserved by a Transfer of the land to the south of the Property, edged green and numbered K531968 on the title plan dated 12 February 1982, namely:
    - i) A right of way for all purposes with or without vehicles of any description over the road shown tinted brown on the title plan between the points marked 'D' and 'E', or such alternative route over the land edged green as agreed between the Transferor and Transferee.
    - ii) The right to connect into and use the soil sewer to be constructed by the Transferee between points "D" and "E", or such alternative route as agreed in writing between the Transferor and Transferee.
  - b) The Property has the benefit of rights reserved by a Transfer of the land to the north of the Property, edged in green and numbered K684745 on the title plan dated 5 January 1990, namely:
    - i) A right of way at all times and for all purposes with or without vehicles of any kind over and along the land between point "X" (on Lanthorne Road) and points "A" and "B" (the northern boundary of the Property) over such route between those three points that comprises the access road built subsequent to this 1990 Transfer being completed, in accordance with the Transferee's covenant at Clause 1(6) of the First Schedule, which states that the Transferor is to construct a public highway of a standard capable of being adopted by the Highway Authority from the point marked "X" to the Property.
    - ii) To use the Property without the Transferee becoming entitled by implication, prescription or otherwise to rights of light and air.
    - iii) The right to free and uninterrupted passage of running water, soil, gas and electricity by and through sewers, drains, watercourses and pipes constructed, together with the right to enter onto the land to the north to connect into such pipes etc., and to maintain, renew, relay and disconnect from the same (subject to making good any damage caused and paying a fair proportion of the costs of maintenance).

7) **Adverse title issues:**

- a) 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 Property is subject to the following restrictive covenants:
- i) To erect and maintain a fence two hundred and fifty feet back from Lanthorne Road between the points marked A, B, and C on the title plan. These areas are no longer part of the Property and form the boundary of the land to the north.
  - ii) Covenants in relation to the building line (which is shown as a broken blue line on the title plan) which also now bind the land to the north.
  - iii) No building shall be erected upon the land unless in accordance with plans and elevations to be submitted and approved in writing by the seller's surveyors; this is referring to Victor Chandler Cook's surveyors as at 7 July 1925, Messrs. Dockett Henderson & Co before building commences.
  - iv) No hotel, tavern, public house, beer shop or other building for the sale of wine, spirits, ales or stouts etc. may be built on the Property, no trade or business is to be carried out on the Property unless it is a professional trade, save that the Property may be used as a convalescent home subject to certain conditions.
  - v) No detached house is to be erected on the Property of less value than £1,300.
  - vi) No bricks or tiles can be made on the Property and no clay, gravel or chalk can be removed from the Property.
  - vii) The Property and anything build on it cannot be used for noisy or offensive trade that will or may become a nuisance or annoyance to the sellers or the neighbourhood, and no external toilets are to be built.
- b) The Property is subject to rights granted in a Transfer dated 24 April 1985 of the land edged green and numbered K594913 on the title plan, namely the right benefiting that land for free and uninterrupted passage of water and soil, together with the right to enter the land where such services run to inspect and maintain them, subject to making good any damage and paying a fair proportion of the expense of repairing, cleansing and renewing the same. These rights may be exercised over the property known as "Newman's Old People's Home".

8) **Tenancies:** None.