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# Official copy of register of title

Title number K674283

Edition date 30.05.2018

- This official copy shows the entries on the register of title on 01 SEP 2020 at 14:44:03.
- 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 01 Sep 2020.
- 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 : ASHFORD

- 1 (30.10.1968) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land lying to the North of Manor Pound Lane, Brabourne Lees, Brabourne.
- 2 The land has the benefit of the following rights granted by the Transfer dated 17 April 1979 referred to in the Charges Register:-  
  
"TOGETHER with all rights privileges easements and all other matters (if any) enjoyed at present under over or through the land hereby retained as if the two properties were in separate ownership.

## 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 (06.09.2017) PROPRIETOR: DANIEL LEOPOLD HARPER and SARAH LOUISE HARPER of Oaktree Cottage, Manor Pound Lane, East Brabourne, Ashford, Kent TN25 5LG.
- 2 (05.04.2016) The price stated to have been paid on 24 March 2016 for the land in this title and in K316159 was £640,000.
- 3 (05.04.2016) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.
- 4 (06.09.2017) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 5 (06.09.2017) The Transfer to the proprietor contains covenants in respect of the Charge dated 24 March 2016 referred to in the Charges Register.

## C: Charges Register

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

- 1 A Conveyance of adjoining land to the north-west dated 1 June 1938 made between (1) Ashford Mutual Building Society (Society) and (2) Maomi Shered (Purchaser) contains the following covenants by the Vendor:-

The Society with the intent and so as to bind the property edged in green on the said plan and situate on the East side of the land hereby conveyed into whosoever hands the same may come and for the benefit of the property hereby conveyed hereby covenants with the Purchaser that it will not at any time hereafter allow any rubbish merchandise or waste to be deposited and no advertisement hoarding outbuildings or temporary erections temporary dwellings caravans sheds or encampments (other than garages greenhouses sheds and outbuildings) to be erected placed on or permitted to remain on the said land edged in green on the said plan. Provided nevertheless that the Society shall not be personally liable for any breach or non performance of the said covenant committed after the Society shall have parted with all interest in such property.

NOTE: The land edged in green includes the land in this title.

- 2 The land is subject to the following rights reserved by a Transfer of the land in this title dated 17 April 1979 made between (1) Leslie Robert Browne (Transferor) and (2) Patrick Leslie Browne and Lynda Vivian Browne (Transferee):-

"EXCEPT AND RESERVING unto the Transferor and his successors in title for the benefit of the land retained edged green on the said plan all rights easements privileges and all other matters (if any) enjoyed at present under over or through the land hereby transferred as if the two properties were in separate ownership."

NOTE: The land coloured green referred to is the adjoining land to the south-east.

- 3 (05.04.2016) REGISTERED CHARGE dated 24 March 2016 affecting also title K316159.
- 4 (05.04.2016) Proprietor: NATIONWIDE BUILDING SOCIETY of Nationwide House, Pipers Way, Swindon L SN38 1NW.
- 5 (05.04.2016) The proprietor of the Charge dated 24 March 2016 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

End of register