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Official copy of register of title

Title number WSX6532

Edition date 13.02.2018

- This official copy shows the entries on the register of title on 22 SEP 2020 at 15:07:23.
- 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 22 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, Durham Office.

A: Property Register

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

WEST SUSSEX : MID SUSSEX

1 (05.12.1975) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land on the south-east side of Church Road, Scaynes Hill, Haywards Heath.

2 A Conveyance of the land tinted pink on the filed plan dated 28 January 1938 made between (1) Walter Hills and (2) George Washer contains provisions as to boundaries and other matters.

NOTE: Original filed.

3 The land has the benefit of the rights granted by but is subject to the rights contained in an Assent of the land in this title dated 20 October 1965 made between (1) Cecil George Washer and Rose Ena Godley and (2) the said Cecil George Washer and others.

NOTE 1: Neither the Agreement dated 21 July 1923 nor the Agreement dated 14 July 1931 therein respectively referred to nor any copies nor abstracts of such Agreements were supplied on first registration

NOTE 2: Original filed.

4 (14.11.2014) The land has the benefit of the rights granted by a Deed dated 7 November 2014 made between (1) Lindfield Rural Parish Council and (2) Denton Homes Sussex Limited.

NOTE: Copy filed.

5 (17.03.2016) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

6 (17.03.2016) 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.

7 (17.03.2016) The land has the benefit of any legal easements reserved by transfers of land removed from the title shown edged and numbered in green on the title plan.

8 (17.03.2016) Where the parts edged and numbered in green on the title plan adjoin any buildings constructed on the boundaries of the parts so edged and numbered, rights of entry for the purpose of inspection,

A: Property Register continued

maintenance and renewal are reserved thereover by transfers of the said parts.

- 9 (17.03.2016) The land adjoining the parts edged and numbered in green on the title plan has the benefit of rights of entry for inspection, maintenance and renewal of such adjoining land reserved by transfers of the said parts edged and numbered in green on the title plan.
- 10 (13.02.2018) The land has the benefit of any legal easements reserved by the Transfer dated 7 February 2018 referred to in the Charges Register but is subject to any rights that are granted by the said deed and affect the registered land.
- 11 (13.02.2018) The land has the benefit of any legal easements reserved by a Transfer dated 7 February 2018 referred to in the Charges Register but is subject to any rights that are granted by the said deed and affect the registered land which easements and rights are in identical terms to those contained in the Transfer dated 7 February 2018 referred to above.
- 12 (13.02.2018) The land has the benefit of any legal easements reserved by a Transfer dated 7 February 2018 referred to in the Charges Register but is subject to any rights that are granted by the said deed and affect the registered land which easements and rights are in identical terms to those contained in the Transfer dated 7 February 2018 referred to above.
- 13 (13.02.2018) The land has the benefit of any legal easements reserved by a Transfer dated 7 February 2018 referred to in the Charges Register but is subject to any rights that are granted by the said deed and affect the registered land which easements and rights are in identical terms to those contained in the Transfer dated 7 February 2018 referred to above.

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 (08.10.2014) PROPRIETOR: DENTON HOMES SUSSEX LIMITED (Co. Regn. No. 08876583) of Upper Deck, Admirals Quarters, Portsmouth Road, Thames Ditton KT7 0XA.
- 2 (08.10.2014) The price stated to have been paid on 24 September 2014 was £910,000.
- 3 (13.03.2018) ENTRY CANCELLED on 14 March 2018.
- 4 (14.03.2018) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 1 February 2018 in favour of Malcolm James Winwright as Trustee of Dentons SIPP MJ Winwright referred to in the Charges Register.
- 5 (14.03.2018) ENTRY CANCELLED on 13 November 2018.

C: Charges Register

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

- 1 The land is subject to the following rights granted by a Transfer of Shanto, Church Road dated 20 August 1987 made between (1) Eric Arthur Cox and (2) John Antony Copsey and Sheila May Copsey:-

TOGETHER WITH (i) a right to retain use and maintain the septic tank overflow and soakaway and other drainage system which is situated within the Vendor's retained land (the retained land) being the

C: Charges Register continued

remainder of the land comprised in the above mentioned title for the passage and conveyance of sewage water and soil from the septic tank within the property hereby transferred and the surface water from the property hereby transferred together with a right to enter upon the retained land for the purpose of repairing and maintaining the said system.

(ii) all advantages or privileges of the nature of easements or quasi-easements in respect of access way water supply drainage or otherwise heretofore enjoyed or to be enjoyed in connection with the property hereby transferred.

NOTE: The Retained land referred to is the land in this title.

- 2 (17.03.2016) The Maintained Areas are subject to rights of way granted by transfers of the parts edged and numbered green on the title plan.
- 3 (17.03.2016) The land is subject to rights of drainage and rights in respect of the supply of water, gas, electricity and other services granted by transfers of the parts edged and numbered green on the title plan.
- 4 (17.03.2016) The parts of the land respectively affected thereby which adjoin the parts edged and numbered in green on the title plan are subject to rights of entry for the purposes of inspecting, maintaining or renewing any structure or thing on or under such parts edged and numbered in green.
- 5 (17.03.2016) The parts of the land respectively affected thereby which adjoin the parts edged and numbered in green on the title plan are subject to rights of support and protection and to keep and use any projections.
- 6 (04.07.2016) The land is subject to any rights that are granted by a Deed dated 1 July 2016 made between (1) Denton Homes Sussex Limited and (2) E.S. Pipelines Limited and affect the registered land. The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed.

- 7 (07.10.2016) Transfers of the parts of the land edged and numbered in green on the title plan as specified in the first column below, dated as specified in the second column below and made between (1) Denton Homes Sussex Limited and (2) the parties specified in the third column below contain identical covenants by the transferor affecting the land edged blue on the title plan.

Details of the covenants contained in the Transfer dated 3 June 2016 are filed under WSX382254.

Land affected	Date of Deed	Parties
WSX382254 Maria Lawrence	3 June 2016	Ian Stephen Lawrence and Nicola
WSX382255 Mark Blackshaw	24 June 2016	Robert Alfred Kinnersley and
WSX384847	30 September 2016	Clive Humphrey Aston
WSX385152 Donnachie	8 August 2016	Tomasz Giersz and Benjamin
WSX389255	10 February 2017	Ulrika Helena Crossfield

- 8 (24.03.2017) UNILATERAL NOTICE affecting the land edged red on the attached plans in respect of a contract for sale dated 21 March 2017 made between (1) Denton Homes Limited and (2) Peter John Pennington Bain and others.

NOTE: Copy plans filed.

- 9 (24.03.2017) BENEFCIARY: Peter John Pennington Bain, Dianne Margaret Bain, Andrew William Lloyd Hainge, Lynn Allward Hainge, Simon Michael

C: Charges Register continued

Crabb, Nicola Claire Serdiuk, Jonathan Thomas Walters and Joanna Deborah Walters care of ODT Solicitors, 131 South Road, Haywards Heath, West Sussex RH16 4LY.

- 10 (13.02.2018) A Transfer of the land edged and numbered WSX397410 in green on the title plan dated 7 February 2018 made between (1) Denton Homes Sussex Limited and (2) Peter John Bain and Dianne Margaret Bain contains restrictive covenants by the Transferor.
- NOTE: Copy filed under WSX397410.*
- 11 (13.02.2018) A Transfer of the land edged and numbered WSX397411 in green on the title plan dated 7 February 2018 made between (1) Denton Homes Sussex Limited and (2) Simon Michael Crabb and Nicola Claire Serdiuk contains covenants identical with those contained in the Transfer dated 7 February 2018 referred to above.
- 12 (13.02.2018) A Transfer of the land edged and numbered WSX397412 in green on the title plan dated 7 February 2018 made between (1) Denton Homes Sussex Limited and (2) Jonathan Thomas Walters and Joanna Deborah Walters contains covenants identical with those contained in the Transfer dated 7 February 2018 referred to above.
- 13 (13.02.2018) A Transfer of the land edged and numbered WSX397413 in green on the title plan dated 7 February 2018 made between (1) Denton Homes Sussex Limited and (2) Lynn Allward Hainge and Andrew William Lloyd Hainge contains covenants identical with those contained in the Transfer dated 7 February 2018 referred to above.
- 14 (13.03.2018) ENTRY CANCELLED on 14 March 2018.
- 15 (13.03.2018) ENTRY CANCELLED on 14 March 2018.
- 16 (14.03.2018) REGISTERED CHARGE dated 1 February 2018.
- 17 (14.03.2018) Proprietor of [REDACTED] ntons
- 18 (14.03.2018) The proprietor of the Charge dated 1 February 2018 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.
- 19 (14.03.2018) ENTRY CANCELLED on 13 November 2018.
- 20 (14.03.2018) ENTRY CANCELLED on 13 November 2018.
- 21 (14.03.2018) ENTRY CANCELLED on 13 November 2018.

End of register