

Title Number : K676459

This title is dealt with by Land Registry, Nottingham Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 19 DEC 2015 at 08:35:43 and so does not take account of any application made after that time even if pending in the Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: K676459
Address of Property	: land on the west side of the B2068 road on the north side of the M20 at junction 11, Shepway
Price Stated	: £1,400,000
Registered Owner(s)	: SEABREEZE INVESTMENTS FINANCIAL HOLDINGS LIMITED (incorporated in guernsey)(UK Regn. No. Guernsey) of 3rd Floor, Wolverhampton Place, Market Square, St Peter Port, Guernsey.
Lender(s)	: None

Title number K676459

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 19 DEC 2015 at 08:35:43. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

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A: Property Register

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

KENT : SHEPWAY

- 1 (07.09.1989) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land on the west side of the B2068 road on the north side of the M20 at junction 11, Shepway.
- 2 The land has the benefit of the rights granted by but is subject to the exceptions and reservations contained in and the rights subject to which it was conveyed by the Conveyance dated 21 July 1989 referred to in the Charges Register.

NOTE: Original filed.
- 3 The Conveyance dated 21 July 1989 referred to above contains a provision as to light or air.
- 4 (07.07.2003) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

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 (17.07.2006) PROPRIETOR: SEABREEZE INVESTMENTS FINANCIAL HOLDINGS LIMITED (incorporated in guernsey)(UK Regn. No. Guernsey) of 3rd Floor, Wolverhampton Place, Market Square, St Peter Port, Guernsey.
- 2 (17.07.2006) The price stated to have been paid on 19 January 2006 for the land in this title and in title K890787 was £1,400,000.

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 Conveyance of land adjoining the eastern boundary of the land in this title dated 27 September 1985 made between (1) Gerald Alan Hardy (Vendor) and (2) The Secretary of State for Transport (Purchaser):-

"Full and free right and liberty for the Purchaser his successors in title and all persons authorised by him or them with all necessary equipment from time to time and at all times hereafter to enter upon so much of the adjoining land of the Vendor as immediately abuts on the boundaries of the said land for the purpose of maintaining repairing inspecting and renewing any hedges fences or walls planted or erected in accordance with Clause 7 hereinbefore contained."

Clause 7 referred to is:-

C: Charges Register continued

"THE Purchaser hereby covenants with the Vendor that upon or prior to the completion of the Mid-Kent Motorway M20 Sellindge-Folkestone Section) on the said land or in the event of there being a temporary fence approximately on the boundaries hereinafter mentioned at the date of the completion of the said road works then as soon as conveniently may be after such completion he the Purchaser will plant or erect and thereafter maintain a good and sufficient hedge fence or wall or any combination thereof on the Purchaser's side of the boundaries of the said Motorway for the purpose of separating the said Motorway from the adjoining land of the Vendor and preventing cattle (as defined in Section 84 of the Diseases of Animals Act 1950) and sheep of the owner and occupier of such adjoining land from straying thereout on to the said Motorway PROVIDED always that nothing herein contained shall be deemed to prevent the Purchaser at any time hereafter from substituting for any hedge fence or wall erected by him in pursuance of this covenant any other hedge fence or wall sufficient for the purpose hereinbefore mentioned and from and after the date of any such substitution the Purchaser's obligation for future maintenance hereunder shall apply to such substituted hedge fence or wall as the case may be in lieu of the hedge fence or wall previously existing AND PROVIDED FURTHER that in the event of the Purchaser erecting both a hedge and a fence on any section of the said boundaries his obligation for maintenance under this covenant shall be deemed to apply to one or the other at the option of the Purchaser but not to both."

- 2 The land is subject so far as it is affected thereby to the rights relating to electric cables granted by a Deed dated 21 August 1986 made between (1) Gerald Alan Hardy and (2) Central Electricity Generating Board. The said Deed contains covenants by the Grantor.

NOTE: Copy filed.

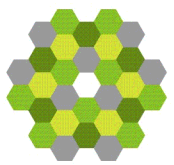
- 3 A Conveyance of the land in this title dated 21 July 1989 made between (1) Gerald Alan Hardy and (2) Weaver Hotels (Kent II) Limited and Kent II Hotel Corporation trading as The Weaver Kent Partnership contains covenants.

NOTE: Original filed.

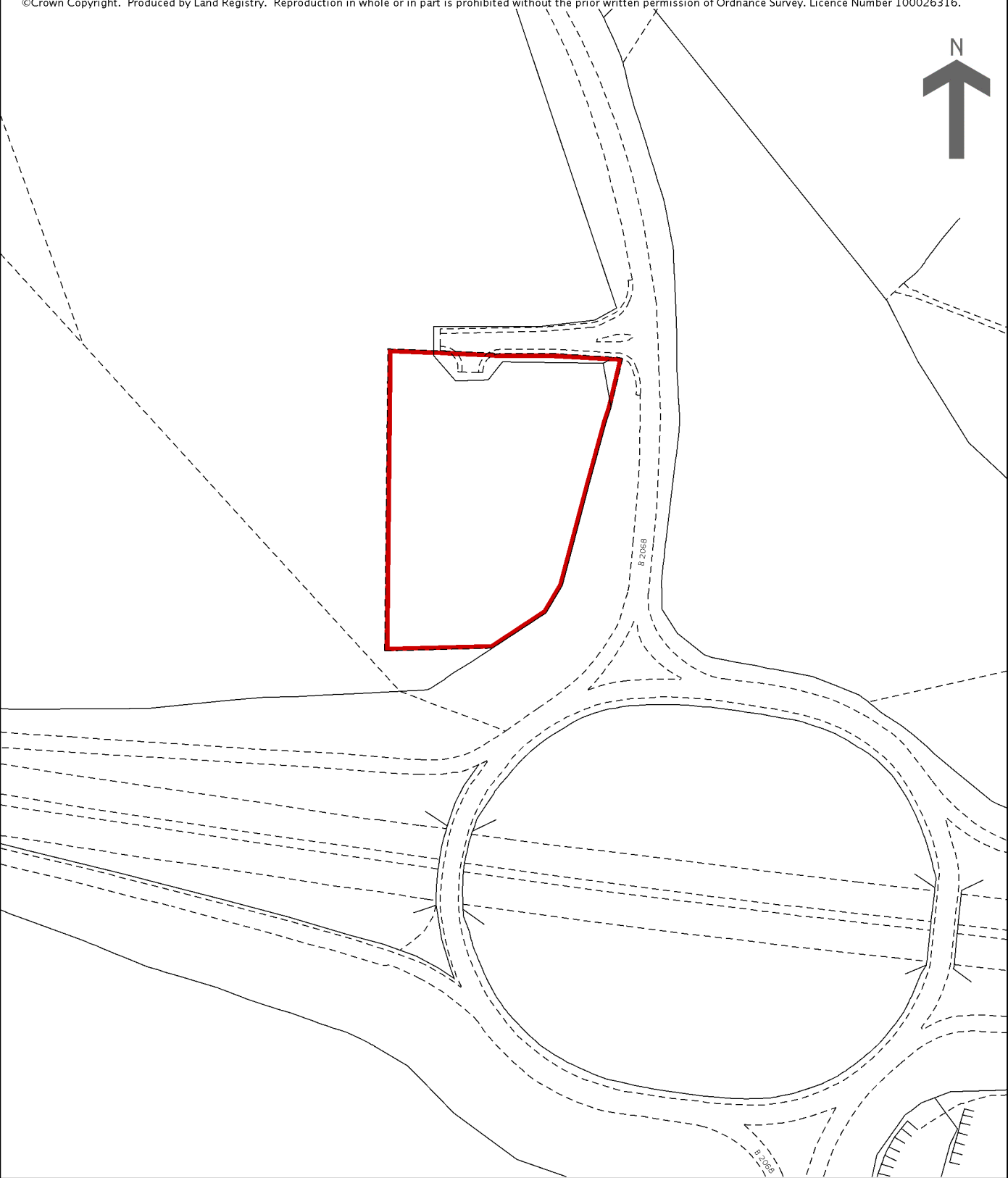
- 4 A Deed dated 3 December 1990 made between (1) Gerald Alan Hardy (2) Seeboard PLC (3) The National Grid Company PLC and (4) Weaver Hotels (Kent II) Limited and Kent 11 Hotel Corporation trading as the Weaver Kent Partnership contains covenants.

NOTE: Original filed.

End of register



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