

From: Andy.Jarrett@shepway.gov.uk [<mailto:Andy.Jarrett@shepway.gov.uk>]
Sent: 26 October 2015 15:22
To: Michael Wooldridge
Subject: RE: Private and Confidential

Dear Michael,

Thank you for a swift response.

Hopefully you have picked up a message I left on your voicemail.

Can you please call me to discuss your proposal.

Kind Regards

Andy

Andy Jarrett
Head of Strategic Development Sites
Shepway District Council
Civic Centre, Castle Hill Avenue, Folkestone, Kent CT20 2QY

E: andy.jarrett@shepway.gov.uk
M: 07713081278
W: www.shepway.gov.uk

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From: Michael Wooldridge [<mailto:michael.wooldridge@Savills-SmithsGore.co.uk>]
Sent: 26 October 2015 13:16
To: Jarrett, Andy
Subject: RE: Private and Confidential

Dear Andy,

We would be delighted to act for you in the purchase of Otterpool and have provisionally arranged to inspect the property on Wednesday. We have also requested the legal pack.

Our fees to purchase the property would be 1.5% of the purchase price. I should be grateful if you would confirm your agreement to this and I will forward our terms of business.

Regards,

Mike

Michael Wooldridge
Director
Rural

Savills Incorporating Smiths Gore
23 Kings Hill Avenue, West Malling, ME19 4UA



Tel : +44 (0) 1732 879 052
Mobile : +44 (0) 7979 811 511
Email : michael.wooldridge@Savills-SmithsGore.co.uk
Website : www.savills-smithsgore.co.uk

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Sent: 23 October 2015 16:23
To: Michael Wooldridge
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Have a good weekend.
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Andy

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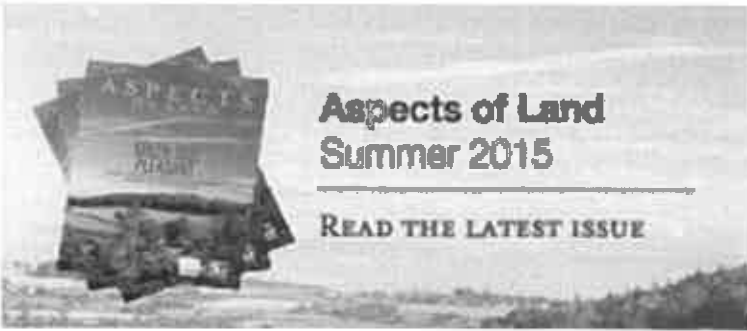
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Valuation – Professional Standards, effective from 6th January 2014. Any advice attached is not a formal ("Red Book") valuation, and neither Savills nor the author can accept any responsibility to any third party who may seek to rely upon it, as a whole or any part as such. If formal advice is required this will be explicitly stated along with our understanding of limitations and purpose.



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Wignall, Peter

From: Jarrett, Andy [Andy.Jarrett@shepway.gov.uk]
Sent: 28 October 2015 22:06
To: 'michael.wooldridge@Savills-SmithsGore.co.uk'
Subject: Re: Private and Confidential
Attachments: image010.jpg; image011.jpg; image012.jpg; Image013.jpg; image014.jpg; image001.jpg; image003.jpg

Hi Mike

Sorry for the slow reply I have been at a Committee meeting this evening. Friday is fine but it would be helpful to have a quick discussion tomorrow morning to gain your general impressions. I have a meeting with the Council's Leader tomorrow morning and it would be good to keep him up to speed. Also it would be helpful if you can forward the legal pack to me so that I can get a lawyer to look at it. I will try and call you after 9am tomorrow.

Many thanks

Andy

From: Michael Wooldridge [mailto:michael.wooldridge@Savills-SmithsGore.co.uk]
Sent: Wednesday, October 28, 2015 06:56 PM
To: Jarrett, Andy
Cc: Chris Spofforth <cspofforth@savills.com>
Subject: RE: Private and Confidential

Andy

My farm agency colleague and I had a good look at the land today and are now formulating our opinion as to value and what you might have to pay. Can we ring you at 3pm on Friday to discuss further?

Regards,

Mike

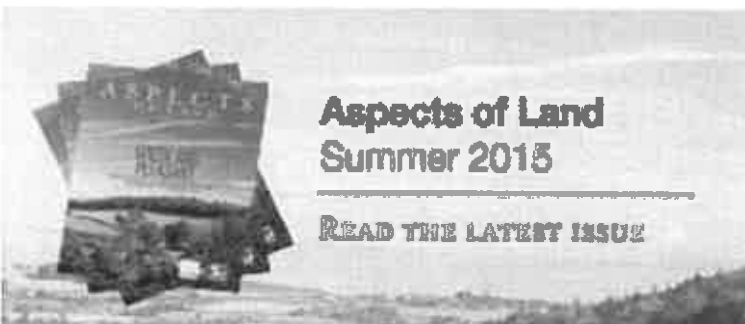
Michael Wooldridge
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Rural

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Mobile : +44 (0) 7979 811 511
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Website: www.savills-smithsgore.co.uk

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From: Andy.Jarrett@shepway.gov.uk [mailto:Andy.Jarrett@shepway.gov.uk]
Sent: 27 October 2015 10:29

To: Michael Wooldridge
Subject: RE: Private and Confidential

Thank you Michael

I look forward to hearing from you

Kind Regards

Andy

Andy Jarrett
Head of Strategic Development Sites
Shepway District Council.

Civic Centre, Castle Hill Avenue, Folkestone, Kent CT20 2QY

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From: Michael Wooldridge [<mailto:michael.wooldridge@Savills-SmithsGore.co.uk>]
Sent: 27 October 2015 10:17
To: Jarrett, Andy
Subject: RE: Private and Confidential

Dear Andy,

Further to our conversation yesterday I would confirm that we will reduce our fee to 1.25% of the purchase price. We are inspecting the land tomorrow morning and will come back to you asap after that.

Regards,

Mike

Michael Wooldridge
Director

Rural

Savills incorporating Smiths Gore

23 Kings Hill Avenue, West Malling, ME19 4UA



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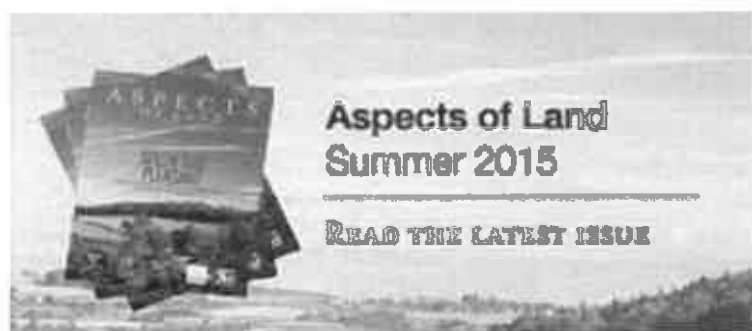
Mike

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Wignall, Peter

From: Jarrett, Andy [Andy.Jarrett@shepway.gov.uk]
Sent: 02 November 2015 19:43
To: 'Michael Wooldridge'
Attachments: image001.jpg

Dear Mike

I am meeting with the Council's Chief Executive tomorrow morning, it would be helpful to know if you have made any progress with HB.

Thank you

Andy

Andy Jarrett
Head of Strategic Development Sites
Shepway District Council
Civic Centre, Castle Hill Avenue, Folkestone, Kent CT20 2QY

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Wignall, Peter

From: Michael Wooldridge [michael.wooldridge@Savills-SmithsGore.co.uk]
Sent: 03 November 2015 08:42
To: Andy.Jarrett@shepway.gov.uk
Subject: RE:
Attachments: Register View - K864794.pdf; Register View - K864795.pdf

Dear Andy,

We have spoken to Hobbs and made it clear we have a client who is serious, can perform and wants to move quickly. We did not discuss figures at this stage and they have advised there are a number of interested parties. It is complicated given two brothers are selling and own a combination of the lots. We understand that they don't particularly get on hence two agents acting. Our initial thoughts are that £3.5m would not take it out of the market.

I attach some of the title information and happy to speak later.

Regards,

Mike

Michael Wooldridge
Director
Rural

Savills Incorporating Smiths Gore
23 Kings Hill Avenue, West Malling, ME19 4UA



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M: 07713081278
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THIS IS A PRINT OF THE VIEW OF THE REGISTER OBTAINED FROM HM LAND REGISTRY SHOWING THE ENTRIES SUBSISTING IN THE REGISTER ON 28 OCT 2015 AT 10:58:16. BUT PLEASE NOTE THAT THIS REGISTER VIEW IS NOT ADMISSIBLE IN A COURT IN THE SAME WAY AS AN OFFICIAL COPY WITHIN THE MEANING OF S.67 LAND REGISTRATION ACT 2002. UNLIKE AN OFFICIAL COPY, IT MAY NOT ENTITLE A PERSON TO BE INDEMNIFIED BY THE REGISTRAR IF HE OR SHE SUFFERS LOSS BY REASON OF A MISTAKE CONTAINED WITHIN IT. THE ENTRIES SHOWN DO NOT TAKE ACCOUNT OF ANY APPLICATIONS PENDING IN THE REGISTRY. FOR SEARCH PURPOSES THE ABOVE DATE SHOULD BE USED AS THE SEARCH FROM DATE.

THIS TITLE IS DEALT WITH BY LAND REGISTRY, NOTTINGHAM OFFICE.

TITLE NUMBER: K864795

There is no application or official search pending against this title.

A: Property Register

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

KENT : SHEPWAY

1 (21.01.2004) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land associated with Otterpool Manor, Otterpool Lane, Sellindge, Ashford (TN25 6DB).

2 (21.01.2004) The Conveyance dated 19 March 1956 referred to in the Charges Register contains the following provision:-

"IT IS HEREBY AGREED AND DECLARED that the Assurance hereby made shall not be deemed to include or confer and shall not operate to convey to the Purchaser any liberties privileges easements or advantages in through or over any land or premises retained by the Vendor adjoining or near to the property hereby conveyed.

Notwithstanding anything in the Conveyance hereinbefore contained the Vendor and his successors in title owner or owners for the time being of the adjoining land of the Vendor or any part thereof shall be fully at liberty to erect such buildings on any part of the adjoining land of the Vendor or to use the same in such manner as he or they may think fit notwithstanding that the access and use of light and air now or at any time hereafter enjoyed by the Purchaser or his successors in title may be obstructed diminished or destroyed and such access and use of light and air as last aforesaid shall notwithstanding this conveyance be and henceforth continue to be enjoyed by the Purchaser and his successors in title by virtue of the agreement hereby expressly made for that purpose and not otherwise."

3 (21.01.2004) The land has the benefit of the following rights granted by but is subject to the following rights reserved by a Deed of Settlement of the land in this title and other land dated 23 March 1990 made between (1) Hugh Phipps Hornby Champneys (Donor) (2) Edward Hugh Champneys (Donee) and (3) Hugh Phipps Hornby Champneys, Nicholas Charlesworth and John Maxwell Nelson (Trustees) :-

"THE SECOND SCHEDULE Grant of Easements

1. The right to the free passage and running of water, soil gas electricity and other services through all drains channels sewers pipes wires cables water courses gutters and other conducting media ('the service installations') now laid or constructed in on or under or which belong to the Retained Land which serve the property subject to payment of a fair proportion of the cost incurred in cleaning maintaining repairing the same as are used in common such fair proportion to be determined in the event of dispute as hereinbefore provided.

2. All other rights quasi rights and quasi easements enjoyed in respect of the property over the retained land as would be deemed to exist if the property and the retained land had been used in their present state from time immemorial but by different owners.

THE THIRD SCHEDULE

Title number K864795

A: Property Register continued

Exceptions and Reservations

1. The right for the Donor and all persons authorised by the Donor including the successors in title to all parts of Otterpool Manor House to pass and repass at all times and for all purposes over the land coloured purple on the plan subject to payment of a fair proportion of the cost incurred in maintaining and repairing the same such fair proportion to be determined in the event of a dispute as hereinbefore provided .

2. The right to the free passage and running of water soil gas electricity and other services through the service installations now laid or constructed in on or under the property and which serve the retained land subject to payment of a fair proportion of the cost incurred in cleaning maintaining repairing and renewing the same as used in common such fair proportion to be determined in the event of dispute as hereinbefore provided".

NOTE: The land coloured mauve on the Deed plan has been tinted blue on the title plan.

4 (21.01.2004) The Deed of Settlement dated 23 March 1990 referred to above contains the following provision:-

"IT IS HEREBY AGREED AND DECLARED as follows:

(a).....
..

(b) the boundary features marked on the plan with a 'T' within the Boundary of the Property shall belong to the Property.

(c).....
..

(d) whether by implication prescription or by reason of any reference to rights easements quasi-rights and/or quasi-easements generally or otherwise the Donee shall not become entitled to any rights (except as may be both specifically described and expressly granted hereby) of light or air which would restrict or interfere with the free use of the Retained Land for building or other purposes or of way".

NOTE: No 'T' marks were shown on the Deed plan.

5 (21.01.2004) The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer of the land in this title dated 26 November 2003 made between (1) Nicholas Charlesworth and Edward Hugh Champneys and (2) John Stanley Champneys.

NOTE: Copy filed.

6 (15.01.2007) 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.

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 (21.01.2004) PROPRIETOR: JOHN STANLEY CHAMPNEYS of Otterpool Manor, Otterpool Lane, Sellindge, Ashford, Kent TN25 6DB.

2 (21.01.2004) RESTRICTION: No disposition of the registered estate in the land edged and numbered 1 and 3 in blue on the title plan other than a Charge by the proprietor of the registered estate is to be registered without a written consent signed by Edward Hugh Champneys of Humblebee Cottage, Harrow Hill, Sellinge, Ashford, Kent or his

B: Proprietorship Register continued

conveyancer.

- 3 (21.01.2004) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate, or by the proprietor of any future registered charge, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 26 November 2003 in favour of National Westminster Bank Plc referred to in the Charges Register.

C: Charges Register

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

- 1 (21.01.2004) The land is subject to the following rights reserved by a Conveyance of the land edged and numbered 1 and 2 in blue on the title plan and other land dated 11 October 1951 made between (1) Edward Geoffrey Stanley Champneys and (2) Hugh Phipps Hornby Champneys :-

"The right of the President of the Air Council and his successors in title to construct inspect maintain and use a twelve inch water course culvert or pipe line at a depth of not less than eighteen inches below the level of the surface in through under and upon part of the lands hereby conveyed along the blue dotted line shown on the said plan for the purpose of carrying off and discharging at the point marked "A" on the plan surface water (but not sewage or any other harmful noxious unpleasant poisonous or odorous substance or liquid) from the adjacent premises of the President or his successors in title

.....
..
All public and other rights easements or privileges (if any) to which the property may now be subject."

NOTE: The blue dotted line shown on the Conveyance plan has been reproduced on the title plan so far as it affects the land in this title. The point marked A has been lettered A on the title plan.

- 2 (21.01.2004) The land is subject to the following rights reserved by a Conveyance of the land edged and numbered 3 on the title plan and other land dated 19 March 1956 made between (1) The Minister of Transport and Civil Aviation (Vendor) and (2) Hugh Phipps Hornby Champneys (Purchaser) :-

"EXCEPT AND RESERVING unto the Vendor in fee simple out of this Conveyance for the benefit of the adjoining or neighbouring land of the Vendor forming the remainder of the said Lympne Airport (a) all drains ways passages rights watercourses liberties privileges and advantages now used and enjoyed therewith (b) the site of the roadway known as Otterpool Lane shown coloured brown on the plan annexed hereto to the intent that no rights thereover or thereunder shall be deemed to be granted or implied in favour of the Purchaser by reason of this Conveyance."

- 3 (21.01.2004) Right of pre-emption in favour of Edward Hugh Champneys contained in a Deed of Pre-emption relating to the land edged and numbered 1 and 3 in blue on the title plan dated 26 November 2003 made between (1) John Stanley Champneys and (2) Edward Hugh Champneys.

NOTE: Copy filed.

- 4 (21.01.2004) REGISTERED CHARGE dated 26 November 2003.

- 5 (21.01.2004) Proprietor: NATIONAL WESTMINSTER BANK PLC (Co. Regn. No. 00929027) of 20 High Street, Ashford, Kent TN24 8SH.

- 6 (26.05.2004) An Overage Agreement relating to the land edged and numbered 1 and 3 in blue on the title plan dated 26 November 2003 made between (1) Edward Hugh Champneys and (2) John Stanley Champneys relates to the payment of additional monies as therein mentioned.

NOTE: Copy filed.

Title number K864795

C: Charges Register continued

- 7 (16.10.2009) UNILATERAL NOTICE in respect of Option to Lease contained in a Agreement dated 16 October 2009 made between (1) John Stanley Champneys and (2) Ecotricity Group Limited.
- 8 (16.10.2009) BENEFICIARY: Ecotricity Group Limited of Axiom House, Station Road, Stroud, Gloucestershire, GL5 3AP and care of Helen Rumford, Bond Pearce LLP, Ballard House, West Hoe Road, Plymouth, PL1 3AE (Ref: HR1/260960.19).

End of register

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THIS TITLE IS DEALT WITH BY LAND REGISTRY, NOTTINGHAM OFFICE.

TITLE NUMBER: K864794

There is no application or official search pending against this title.

A: Property Register

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

KENT : SHEPWAY

1 The Freehold land shown edged with red on the plan of the above title filed at the Registry and being land associated with Otterpool Manor Farm, Otterpool Lane, Sellindge, Ashford.

2 (21.01.2004) The Conveyance dated 19 March 1956 referred to in the Charges Register contains the following provision:-

"IT IS HEREBY AGREED AND DECLARED that the Assurance hereby made shall not be deemed to include or confer and shall not operate to convey to the Purchaser any liberties privileges easements or advantages in through or over any land or premises retained by the Vendor adjoining or near to the property hereby conveyed.

Notwithstanding anything in the Conveyance hereinbefore contained the Vendor and his successors in title owner or owners for the time being of the adjoining land of the Vendor or any part thereof shall be fully at liberty to erect such buildings on any part of the adjoining land of the Vendor or to use the same in such manner as he or they may think fit notwithstanding that the access and use of light and air now or at any time hereafter enjoyed by the Purchaser or his successors in title may be obstructed diminished or destroyed and such access and use of light and air as last aforesaid shall notwithstanding this conveyance be and henceforth continue to be enjoyed by the Purchaser and his successors in title by virtue of the agreement hereby expressly made for that purpose and not otherwise."

3 (21.01.2004) The land has the benefit of the following rights reserved by a Conveyance of other land dated 7 November 1974 made between (1) Hugh Phipps Hornby Champneys (Vendor) and (2) John Victor Aspinall (Purchaser) :-

"EXCEPTING AND RESERVING to the Vendor and his successors in title a right of way at all times for farm vehicles and animals to pass and repass across a 20' strip of land part of the property conveyed between the points marked 'X' and 'Y' on the said plan and also a similar right over the road or the site thereof between the points marked 'A' and 'B' on the said plan".

NOTE: The points marked 'X', 'Y', 'A' and 'B' referred to are reproduced on the title plan.

4 (21.01.2004) The land has the benefit of the following rights granted by but is subject to the following rights reserved by a Deed of Settlement of the land in this title and other land dated 23 March 1990 made between (1) Hugh Phipps Hornby Champneys (Donor) (2) Edward Hugh Champneys (Donee) and (3) Hugh Phipps Hornby Champneys, Nicholas Charlesworth and John Maxwell Nelson (Trustees) :-

"THE SECOND SCHEDULE
Grant of Easements

A: Property Register continued

1. The right to the free passage and running of water, soil gas electricity and other services through all drains channels sewers pipes wires cables water courses gutters and other conducting media ('the service installations') now laid or constructed in on or under or which belong to the Retained Land which serve the property subject to payment of a fair proportion of the cost incurred in cleaning maintaining repairing the same as are used in common such fair proportion to be determined in the event of dispute as hereinbefore provided.

2. All other rights quasi rights and quasi easements enjoyed in respect of the property over the retained land as would be deemed to exist if the property and the retained land had been used in their present state from time immemorial but by different owners.

THE THIRD SCHEDULE
Exceptions and Reservations

1.

2. The right to the free passage and running of water soil gas electricity and other services through the service installations now laid or constructed in on or under the property and which serve the retained land subject to payment of a fair proportion of the cost incurred in cleaning maintaining repairing and renewing the same as used in common such fair proportion to be determined in the event of dispute as hereinbefore provided".

5 (21.01.2004) The Deed of Settlement dated 23 March 1990 referred to above contains the following provision:-

"IT IS HEREBY AGREED AND DECLARED as follows:

(a) ..

(b) the boundary features marked on the plan with a 'T' within the boundary of the Property shall belong to the Property

(c) ..

(d) whether by implication prescription or by reason of any reference to rights easements quasi-rights and/or quasi-easements generally or otherwise the Donee shall not become entitled to any rights (except as may be both specifically described and expressly granted hereby) of light or air which would restrict or interfere with the free use of the Retained Land for building or other purposes or of way".

NOTE: No 'T' marks were shown on Deed Plan.

6 (01.11.2001) The land tinted pink on the title plan has the benefit of the following rights reserved by a Transfer of the land edged and numbered 5 in blue on the title plan dated 6 April 2001 made between (1) John Maxwell Nelson, Nicholas Charlesworth and Edward Hugh Champneys (Transferors) and (2) Martin Warwick Pearson (Transferee) :-

"The right at any time within the perpetuity period to enter at the property hereby transferred to move the water trough located on the land hereby transferred to the Transferors Retained Land and to lay or construct on under or through the property hereby transferred or to make connection to the water supply now or within the perpetuity period laid or constructed on under or through or which belong to the property causing as little damage as possible. The right to enter after giving reasonable notice at reasonable times (except in case of emergency) upon the property hereby transferred so far as may be necessary for the purpose of inspecting cleaning maintaining repairing and renewing the water pipe now or within the perpetuity period laid or constructed and to carry out those works causing as little damage as possible"

NOTE:- The 'Retained Land' referred is the land is the land tinted pink on the title plan.

7 (21.01.2004) The land has the benefit of the rights granted by but is

Title number K864794

A: Property Register continued

subject to the rights reserved by a Transfer of the land in this title dated 26 November 2003 made between (1) Nicholas Charlesworth and Edward Hugh Champneys (Transferors) and (2) Edward Hugh Champneys (Transferee).

NOTE: Copy filed.

- 8 (15.01.2007) 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.

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 (21.01.2004) PROPRIETOR: EDWARD HUGH CHAMPNEYS of Humble Bee Cottage, Barrow Hill, Sellindge, Ashford, Kent TN25 6JH.
- 2 (21.01.2004) RESTRICTION: No disposition of the registered estate in the land tinted pink and edged and numbered 1 and 3 to 7 in blue on the title plan other than a Charge by the proprietor of the registered estate is to be registered without a written consent signed by John Stanley Champneys of Otterpool Manor, Sellinge, Ashford, Kent or his conveyancer.

C: Charges Register

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

- 1 The land tinted pink on the title plan is subject to the following rights reserved by a Conveyance of the land tinted pink and other land dated 18 March 1921 made between (1) Margaret Helen Waterfield and Mary Ethel Sidney Deacon and (2) Beatrice Eliza Moses :-

"Except and reserving unto the said Mary Ethel Sidney Deacon her executors administrators and assigns the free and uninterrupted flow and passage at all times hereafter of water through the pipes now used for conveying the same under the hereditaments hereby conveyed to other hereditaments the property of the said Mary Ethel Sidney Deacon along the red line marked XX on the said plan And also the liberty at all times with workmen and others to enter upon the said land for the purpose of repairing renewing cleaning and maintaining the said pipes."

NOTE:-The red line marked XX referred to above is shown approximately by a blue broken line on the title plan.

- 2 (21.01.2004) The land is subject to the following rights granted by a Conveyance of the land edged and numbered 1, 2, 3 and 4 in blue on the title plan and other land dated 11 October 1951 made between (1) Edward Geoffrey Stanley Champneys and (2) Hugh Phipps Hornby Champneys :-

"The right of the President of the Air Council and his successors in title to construct inspect maintain and use a twelve inch water course culvert or pipe line at a depth of not less than eighteen inches below the level of the surface in through under and upon part of the lands hereby conveyed along the blue dotted line shown on the said plan for the purpose of carrying off and discharging at the point marked "A" on the plan surface water (but not sewage or any other harmful noxious unpleasant poisonous or odorous substance or liquid) from the adjacent premises of the President or his successors in title

.....
all public and other rights easements or privileges (if any) to which the property may now be subject"

Title number K864794

C: Charges Register continued

NOTE:-The blue dotted line shown on the Conveyance plan is indicated by a mauve broken line on the title plan so far as it affects the land in this title. The point marked A referred to has been lettered D on the title plan.

- 3 (21.01.2004) A Conveyance of Upper Otterpool House and other land dated 23 December 1952 made between (1) Hugh Phipps Hornby Champneys (2) National Provincial Bank Limited and (3) Angus Carver Macdonald and Maria Angela Macdonald contains restrictive covenants by the Vendor.

NOTE:-Copy filed.

- 4 (21.01.2004) The parts of the land affected thereby are subject to the rights granted by the Conveyance dated 23 December 1952 referred to above.

- 5 (21.01.2004) The land is subject to the following rights reserved by a Conveyance of the land edged and numbered 6 in blue on the title plan and other land dated 19 March 1956 made between (1) The Minister of Transport and Civil Aviation (Vendor) and (2) Hugh Phipps Hornby Champneys (Purchaser) :-

"EXCEPT AND RESERVING unto the Vendor in fee simple out of this Conveyance for the benefit of the adjoining or neighbouring land of the Vendor forming the remainder of the said Lympne Airport (a) all drains ways passages rights watercourses liberties privileges and advantages now used and enjoyed therewith (b) the site of the roadway known as Otterpool Lane shown coloured brown on the plan annexed hereto to the intent that no rights thereover or thereunder shall be deemed to be granted or implied in favour of the Purchaser by reason of this Conveyance."

- 6 (21.01.2004) Right of pre-emption in favour of John Stanley Champneys contained in a Deed of Pre-emption relating to the land tinted pink and edged and numbered 1, 3, 4, 6 and 7 in blue on the title plan dated 26 November 2003 made between (1) Edward Hugh Champneys and (2) John Stanley Champneys.

NOTE: Copy filed.

- 7 (24.05.2004) An Overage Agreement relating to the land tinted pink and edged and numbered 1, 3, 4, 6, and 7 in blue on the title plan dated 26 November 2003 made between (1) John Stanley Champneys and (2) Edward Hugh Champneys relates to the payment of additional monies as therein mentioned.

- NOTE: Copy filed.

End of register

Wignall, Peter

From: Jarrett, Andy [Andy.Jarrett@shepway.gov.uk]
Sent: 03 November 2015 12:55
To: 'Michael Wooldridge'
Subject: RE: RE:
Attachments: image001.jpg; image002.jpg; image003.jpg

Hi Michael

Thank you for the up-date and title details. Can you please provide a copy of the plans and I will ask our solicitor to review them.

Also can you please explore what figure would be required to get the land off the market as we would prefer that route, within reason, if at all possible.

Many thanks

Andy

Andy Jarrett
Head of Strategic Development Sites
Shepway District Council
Civic Centre, Castle Hill Avenue, Folkestone, Kent CT20 2QY

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From: Michael Wooldridge [mailto:michael.wooldridge@Savills-SmithsGore.co.uk]
Sent: 03 November 2015 08:42
To: Jarrett, Andy
Subject: RE:

Dear Andy,

We have spoken to Hobbs and made it clear we have a client who is serious, can perform and wants to move quickly. We did not discuss figures at this stage and they have advised there are a number of interested parties. It is

complicated given two brothers are selling and own a combination of the lots. We understand that they don't particularly get on hence two agents acting. Our initial thoughts are that £3.5m would not take it out of the market.

I attach some of the title information and happy to speak later.

Regards,

Mike

Michael Wooldridge
Director
Rural

Savills Incorporating Smiths Gore
23 Kings Hill Avenue, West Malling, ME19 4UA



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Mobile : +44 (0) 7979 811 511
Email : michael.wooldridge@Savills-SmithsGore.co.uk
Website : www.savills-smithsgore.co.uk

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From: Andy.Jarrett@shepway.gov.uk [<mailto:Andy.Jarrett@shepway.gov.uk>]
Sent: 02 November 2015 19:43
To: Michael Wooldridge
Subject:

Dear Mike

I am meeting with the Council's Chief Executive tomorrow morning, it would be helpful to know if you have made any progress with HB.

Thank you

Andy

Andy Jarrett
Head of Strategic Development Sites
Shepway District Council
Civic Centre, Castle Hill Avenue, Folkestone, Kent CT20 2QY

E: andy.jarrett@shepway.gov.uk
M: 07713081278
W: www.shepway.gov.uk

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Wignall, Peter

From: Michael Wooldridge [michael.wooldridge@Savills-SmithsGore.co.uk]
Sent: 03 November 2015 19:47
To: Andy.Jarrett@shepway.gov.uk
Subject: RE: RE:
Attachments: image008.jpg; image009.jpg; image010.jpg; image001.jpg; image002.jpg

Andy

Title plans too big for email and awaiting post – will send asap.

Also ascertaining what is necessary to take it off the market and waiting on response at £3.5m.

Regards,

Mike

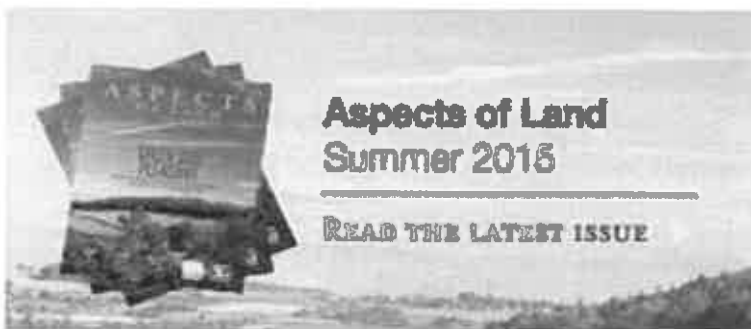
Michael Wooldridge
Director
Rural

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Mobile : +44 (0) 7979 811 511
Email : michael.wooldridge@Savills-SmithsGore.co.uk
Website : www.savills-smithsgore.co.uk

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From: Andy.Jarrett@shepway.gov.uk [mailto:Andy.Jarrett@shepway.gov.uk]
Sent: 03 November 2015 12:55
To: Michael Wooldridge
Subject: RE: RE:

Hi Michael

Thank you for the up-date and title details. Can you please provide a copy of the plans and I will ask our solicitor to review them.

Also can you please explore what figure would be required to get the land off the market as we would prefer that route, within reason, if at all possible.

Many thanks

Andy

Andy Jarrett
Head of Strategic Development Sites
Shepway District Council
Civic Centre, Castle Hill Avenue, Folkestone, Kent CT20 2QY

E: andy.jarrett@shepway.gov.uk
M: 07713081278
W: www.shepway.gov.uk

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From: Michael Wooldridge [<mailto:michael.wooldridge@Savills-SmithsGore.co.uk>]
Sent: 03 November 2015 08:42
To: Jarrett, Andy
Subject: RE:

Dear Andy,

We have spoken to Hobbs and made it clear we have a client who is serious, can perform and wants to move quickly. We did not discuss figures at this stage and they have advised there are a number of interested parties. It is complicated given two brothers are selling and own a combination of the lots. We understand that they don't particularly get on hence two agents acting. Our initial thoughts are that £3.5m would not take it out of the market.

I attach some of the title information and happy to speak later.

Regards,

Mike

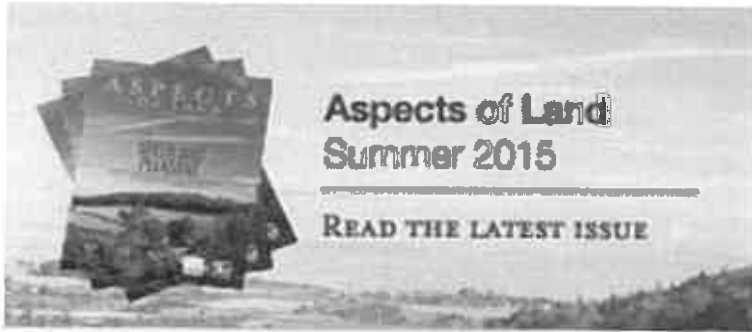
Michael Wooldridge
Director
Rural

Savills incorporating Smiths Gore
23 Kings Hill Avenue, West Malling, ME19 4UA



Tel : +44 (0) 1732 879 052
Mobile : +44 (0) 7979 811 511
Email : michael.wooldridge@Savills-SmithsGore.co.uk
Website : www.savills-smithsgore.co.uk

Before printing, think about the environment



From: Andy.Jarrett@shepway.gov.uk [<mailto:Andy.Jarrett@shepway.gov.uk>]
Sent: 02 November 2015 19:43
To: Michael Wooldridge
Subject:

Dear Mike

I am meeting with the Council's Chief Executive tomorrow morning, it would be helpful to know if you have made any progress with HB.

Thank you

Andy

Andy Jarrett
Head of Strategic Development Sites
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Civic Centre, Castle Hill Avenue, Folkestone, Kent CT20 2QY

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Wignall, Peter

From: Jarrett, Andy [Andy.Jarrett@shepway.gov.uk]
Sent: 03 November 2015 20:20
To: 'michael.wooldridge@Savills-SmithsGore.co.uk'
Subject: Re: RE:
Attachments: image008.jpg; image009.jpg; image010.jpg; image001.jpg; image002.jpg

Hi Mike
Thank you.
Kind Regards
Andy

From: Michael Wooldridge [mailto:michael.wooldridge@Savills-SmithsGore.co.uk]
Sent: Tuesday, November 03, 2015 07:46 PM
To: Jarrett, Andy
Subject: RE: RE:

Andy

Title plans too big for email and awaiting post – will send asap.

Also ascertaining what is necessary to take it off the market and waiting on response at £3.5m.

Regards,

Mike

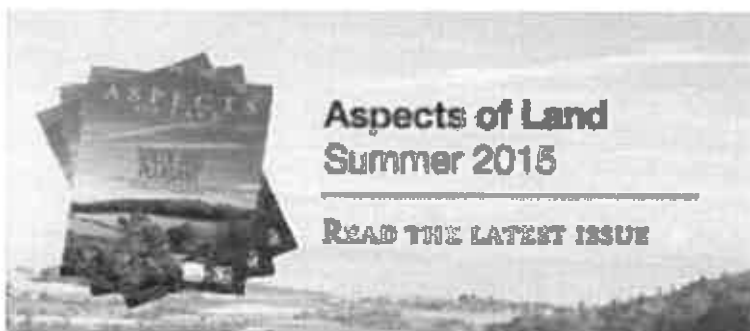
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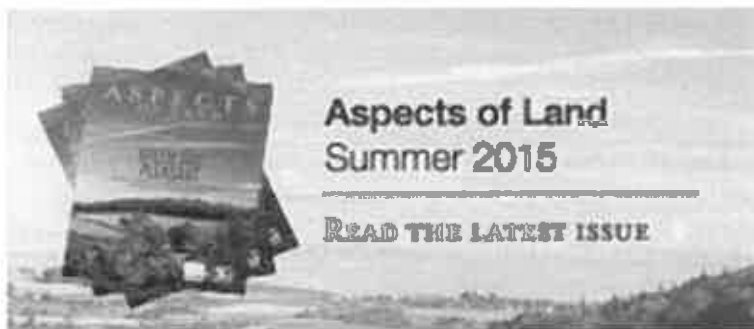
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Wignall, Peter

From: Jarrett, Andy [Andy.Jarrett@shepway.gov.uk]
Sent: 16 November 2015 21:40
To: 'Michael Wooldridge'
Attachments: image001.jpg
Importance: High

Hi Mike

Can you please give me an indication of what you would apply to 1 ha of residential development land in the area that we discussed. I will be presenting at 9.30 am tomorrow thanks.

Andy

Andy Jarrett
Head of Strategic Development Sites
Shepway District Council
Civic Centre, Castle Hill Avenue, Folkestone, Kent CT20 2QY

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Wignall, Peter

From: Michael Wooldridge [MWooldridge@savills.com]
Sent: 17 November 2015 07:39
To: 'Andy.Jarrett@shepway.gov.uk'
Subject: RE:
Attachments: Image002.jpg; image003.gif; Image004.jpg; image005.jpg

Andy

I will just check my thoughts with David Parry who will be here in the next half hour. We went back to Hobbs yesterday afternoon for clarification on the overage and whether there was still chance to secure before the tender process. They were going to check both with the other brother and revert but nothing yet.

Will come back to you before your presentation.

Mike

Michael Wooldridge MRICS
Director
Rural

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		Website	:www.savills-smithsgore.co.uk

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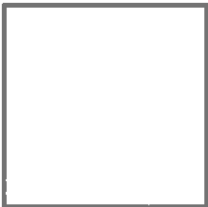
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Wignall, Peter

From: Jarrett, Andy [Andy.Jarrett@shepway.gov.uk]
Sent: 17 November 2015 08:00
To: 'MWoodriddle@savills.com'
Subject: Re:
Attachments: image002.jpg; image003.gif; image004.jpg; image005.jpg

Mike

Excellent. Thank you Mike it will be the last opportunity I get to consult properly this end.

Thanks

Andy

From: Michael Woodriddle [mailto:MWoodriddle@savills.com]
Sent: Tuesday, November 17, 2015 07:39 AM
To: Jarrett, Andy
Subject: RE:

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I will just check my thoughts with David Parry who will be here in the next half hour. We went back to Hobbs yesterday afternoon for clarification on the overage and whether there was still chance to secure before the tender process. They were going to check both with the other brother and revert but nothing yet.

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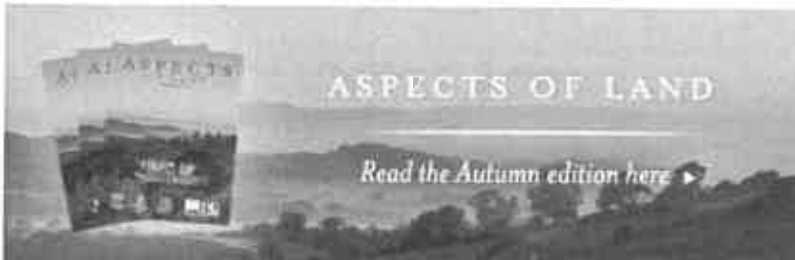
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Andy

Having discussed this with David, depending on infrastructure costs and the affordable housing provision, our thoughts would be in the region of £750k to £1m per hectare for residential development. This is obviously just an indication and hopefully helpful for your meeting.

Regards,

Mike

Michael Wooldridge MRICS
Director
Rural

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From: Andy.Jarrett@shepway.gov.uk [<mailto:Andy.Jarrett@shepway.gov.uk>]

Sent: 16 November 2015 21:40

To: Michael Wooldridge <MWooldridge@savills.com>

Subject:

Importance: High

Hi Mike

Can you please give me an indication of what you would apply to 1 ha of residential development land in the area that we discussed. I will be presenting at 9.30 am tomorrow thanks.

Andy

Andy Jarrett
Head of Strategic Development Sites
Shepway District Council
Civic Centre, Castle Hill Avenue, Folkestone, Kent CT20 2QY

E: andy.jarrett@shepway.gov.uk

M: 07713081278

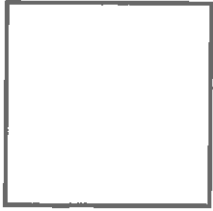
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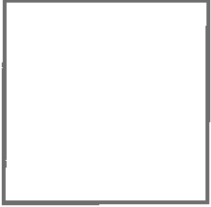
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Wignall, Peter

From: Jarrett, Andy [Andy.Jarrett@shepway.gov.uk]
Sent: 17 November 2015 08:24
To: 'MWoodriddle@savills.com'
Subject: Re: Re:
Attachments: image001.jpg; image002.gif; image003.jpg; image004.jpg

Perfect. Thank you.

From: Michael Woodriddle [mailto:MWoodriddle@savills.com]
Sent: Tuesday, November 17, 2015 08:22 AM
To: Jarrett, Andy
Subject: RE: Re:

Andy

Having discussed this with David, depending on infrastructure costs and the affordable housing provision, our thoughts would be in the region of £750k to £1m per hectare for residential development. This is obviously just an indication and hopefully helpful for your meeting.

Regards,

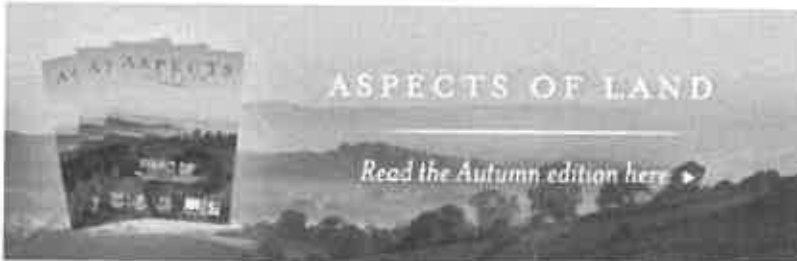
Mike

Michael Woodriddle MRICS
Director
Rural

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Website :www.savills-smithsgore.co.uk



 Before printing, think about the environment



From: Andy.Jarrett@shepway.gov.uk [mailto:Andy.Jarrett@shepway.gov.uk]
Sent: 17 November 2015 08:00
To: Michael Woodriddle <MWoodriddle@savills.com>
Subject: Re:

Mike

Excellent. Thank you Mike it will be the last opportunity I get to consult properly thjis end.

Thanks

Andy

From: Michael Woodriddle [mailto:MWoodriddle@savills.com]
Sent: Tuesday, November 17, 2015 07:39 AM
To: Jarrett, Andy

Subject: RE:

Andy

I will just check my thoughts with David Parry who will be here in the next half hour. We went back to Hobbs yesterday afternoon for clarification on the overage and whether there was still chance to secure before the tender process. They were going to check both with the other brother and revert but nothing yet.

Will come back to you before your presentation.

Mike

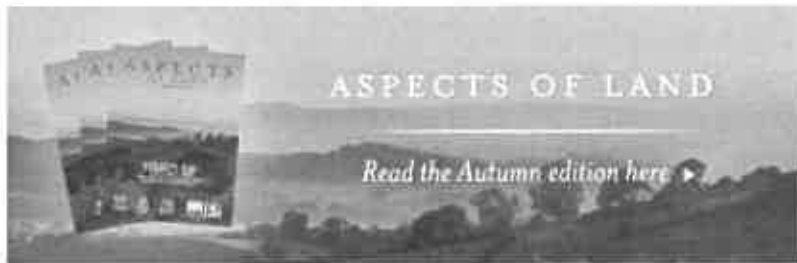
Michael Wooldridge MRICS
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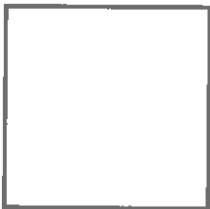
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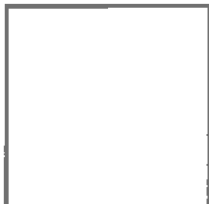
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