

Title Number : K105993

This title is dealt with by HM 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 18 APR 2017 at 05:19:35 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	: K105993
Address of Property	: 84 Leyburne Road, Dover (CT16 1SH)
Price Stated	: £810,000
Registered Owner(s)	: OPORTUNITAS LIMITED (Co. Regn. No. 09038505) of Civic Centre, Castle Hill Avenue, Folkestone CT20 2QY.
Lender(s)	: Shepway District Council

## Title number K105993

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 18 APR 2017 at 05:19:35. 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 : DOVER

- 1 (02.09.1960) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 84 Leyburne Road, Dover (CT16 1SH).
- 2 A Conveyance dated 15 August 1960 made between (1) Robert Sime Percy and (2) Cedric William Wade contains a provision as to boundary structures.

### 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 (21.12.2016) PROPRIETOR: OPORTUNITAS LIMITED (Co. Regn. No. 09038505) of Civic Centre, Castle Hill Avenue, Folkestone CT20 2QY.
- 2 (21.12.2016) The price stated to have been paid on 21 December 2016 for the land in this title and in titles K114173, K898743, K898744, K898745, K898747, K899373, K899374, K899375, K899376 was £810,000.
- 3 (21.12.2016) 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 21 December 2016 in favour of Shepway District Council referred to in the Charges Register.

### C: Charges Register

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

- 1 A Conveyance dated 10 October 1879 made between (1) Edward Taswell and (2) Robert Chignell contains restrictive covenants.

*NOTE: Original Abstract filed.*

- 2 (29.03.2006) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto. The leases grant and reserve easements as therein mentioned.

In addition certain leases grant the exclusive right to use the parking spaces as more particularly described in the schedule of lease.

- 3 (21.12.2016) REGISTERED CHARGE dated 21 December 2016 affecting also other titles.

NOTE: Charge reference K105993.

Title number K105993

## C: Charges Register continued

4 (21.12.2016) Proprietor: SHEPWAY DISTRICT COUNCIL of The Civic Centre,  
Castle Hill Avenue, Folkestone, Kent CT20 2QY.

### Schedule of notices of leases

- |  |            |  |                  |            |                            |         |
|--|------------|--|------------------|------------|----------------------------|---------|
| 1  | 29.03.2006 | Lower ground floor flat 1,<br>edged and<br>numbered 1 in<br>brown (part<br>of) | 84 Leyburne Road | 28.02.2006 | 125 years from<br>1.1.2006 | K899373 |
| NOTE: The lease grants the exclusive use of the parking space edged and<br>numbered 2 in brown on the title plan     |            |  |                  |            |                            |         |
| 2  | 29.03.2006 | Ground floor flat 3, 84<br>edged and<br>numbered 1 in<br>brown (part<br>of)    | Leyburne Road    | 28.02.2006 | 125 years from<br>1.1.2006 | K899374 |
| NOTE: The lease grants the exclusive use of the parking space edged and<br>numbered 3 in brown on the title plan     |            |  |                  |            |                            |         |
| 3  | 29.03.2006 | First floor flat 5, 84<br>edged and<br>numbered 1 in<br>brown (part<br>of)     | Leyburne Road    | 28.02.2006 | 125 years from<br>1.1.2006 | K899375 |
| NOTE: The lease grants the exclusive use of the car parking space edged<br>and numbered 4 in brown on the title plan |            |  |                  |            |                            |         |
| 4  | 29.03.2006 | Second floor flat, 84<br>edged and<br>numbered 1 in<br>brown (part<br>of)      | Leyburne Road    | 28.02.2006 | 125 years from<br>1.1.2006 | K889376 |

End of register