

Title Number : K87951

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 31 MAY 2017 at 11:56:50 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

| | |
|---------------------|--|
| Title Number | : K87951 |
| Address of Property | : 19 Castle Hill Avenue, Folkestone (CT20 2QU) |
| Price Stated | : £1,200,000 |
| 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 K87951

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 31 MAY 2017 at 11:56:50. This copy does not take account of any application made after that time even if still pending in HM 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 (20.11.1959) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 19 Castle Hill Avenue, Folkestone (CT20 2QU).
- 2 The Conveyance dated 7 April 1948 referred to in the Charges Register contains exceptions and reservations and provisions and this registration takes effect subject thereto.

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 (19.05.2017) PROPRIETOR: OPORTUNITAS LIMITED (Co. Regn. No. 09038505) of Civic Centre, Castle Hill Avenue, Folkestone CT20 2QY.
- 2 (19.05.2017) The price stated to have been paid on 5 May 2017 was £1,200,000.
- 3 (19.05.2017) 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 5 May 2017 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 7 April 1948 made between (1) The Right Honourable William 7th Earl of Radnor and (2) Dorothea Cable Milton contains restrictive covenants.

NOTE: Abstract filed.

- 2 (01.07.2015) The land is subject to the rights granted by a Deed of Grant dated 29 June 2015 made between (1) Paul Edward Hague and (2) Southern Gas Networks Plc.

The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed.

- 3 (19.05.2017) REGISTERED CHARGE dated 5 May 2017.
- 4 (19.05.2017) Proprietor: SHEPWAY DISTRICT COUNCIL of Civic Centre, Castle Hill Avenue, Folkestone CT20 2QY.

Title number K87951

End of register