

Title Number : TT27394

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 8 JUN 2017 at 21:52:59 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	: TT27394
Address of Property	: Land at Caesars Way, Folkestone
Price Stated	: £1,500,000 exclusive of VAT
Registered Owner(s)	: THE DISTRICT COUNCIL OF SHEPWAY of Civic Centre, Castle Hill Avenue, Folkestone, Kent CT20 2QY.
Lender(s)	: None

Title number TT27394

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 8 JUN 2017 at 21:52:59. 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 The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land at Caesars Way, Folkestone.
- 2 (11.08.2014) The Transfer dated 31 July 2014 referred to in the Charges Register contains a provision as to third party rights.
- 3 (03.11.2014) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.
- 4 (03.11.2014) A Conveyance of the land hatched blue and tinted blue on the title plan and other land dated 11 October 1934 made between (1) Stokes Bros. Limited and (2) The Right Honourable William Seventh Earl of Radnor is expressed to convey the same subject to and with the benefit of an Agreement and subject to rights.

NOTE: Copy filed under K146519.

- 5 (03.11.2014) The land hatched blue and tinted blue on the title plan has the benefit of the rights granted by but is subject to the rights reserved by the Conveyance dated 30 November 1961 referred to in the Charges Register.
- 6 (03.11.2014) The Conveyance dated 30 November 1961 referred to above contains provisions as to light or air and boundary structures.
- 7 (21.12.2016) A Transfer of the land in this title and other land dated 21 December 2016 made between (1) Biggins Wood Homes Limited and (2) The District Council Of Shepway contains a provision excluding the operation of section 62 of the Law of Property Act 1925 as therein mentioned.

NOTE: Copy filed under K632247.

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: THE DISTRICT COUNCIL OF SHEPWAY of Civic Centre, Castle Hill Avenue, Folkestone, Kent 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 K632247 was £1,500,000 exclusive of VAT.
- 3 (21.12.2016) A transfer dated 21 December 2016 made between (1) Biggins Wood Homes Limited and (2) The District Council of Shepway contains purchaser's covenants relating to a deed dated 31 July 2014 made between (1) The Council for the District of Shepway and (2) Rainstorm (Folkestone 1) Limited and (3) Ravensbouene Holdings S.a.r.l

-NNOTE:-Copy filed under K632247.

C: Charges Register

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

- 1 A Conveyance of the land tinted blue and hatched blue on the title plan dated 30 November 1961 made between (1) The Right Honourable William (Seventh) Earl of Radnor and (2) F.W.Maul and Son Limited contains restrictive covenants.

NOTE: Copy filed under K146519.

- 2 (11.08.2014) A Transfer of the land tinted blue on ther title plan dated 31 July 2014 made between (1) The District Council Of Shepway and (2) Rainstorm (Folkestone 1) Limited contains restrictive covenants.

NOTE:-Copy filed.

- 3 (03.11.2014) A Conveyance of the land hatched blue and tinted blue on the title plan and other land dated 30 November 1961 made between (1) The Right Honourable William (Seventh) Earl of Radnor and (2) F.W. Maul & Son Limited contains restrictive covenants.

NOTE: Copy filed under K146519.

- 4 (03.11.2014) A Transfer of the land hatched blue on the title plan dated 1 May 1987 made between (1) W.T. Lamb Holdings Limited (2) The District Council of Shepway and (3) Silver Spring Mineral Water Company Limited (Transferee) contains the following covenants:-

"PURSUANT to Section 52 of the Town and Country Planning Act 1971 and Section 33 of the Local Government (Miscellaneous Provisions) Act 1982 and Section 111 of the Local Government Act 1972 and all other powers enabling and for the benefit and protection of the Transferors' retained land or any part or parts thereof and so as to bind so far as may be the property hereby transferred (save the portion coloured blue on plan number 1 attached hereto) into whosoever hands the same may come (but not so as to render the Transferee personally liable for any breach after it shall have parted with all of its interest therein) the Transferee hereby covenants with the Transferors and all persons deriving title under them that it will at all times hereafter observe and perform the restrictions and stipulations contained in the Third Schedule hereto.

THE THIRD SCHEDULE before referred to

(a) To use the property hereby transferred for industrial purposes and no other use whatsoever

(b) To use and occupy the property hereby transferred as a single commercial unit."

NOTE:-The land coloured blue referred to is edged blue on the title plan.

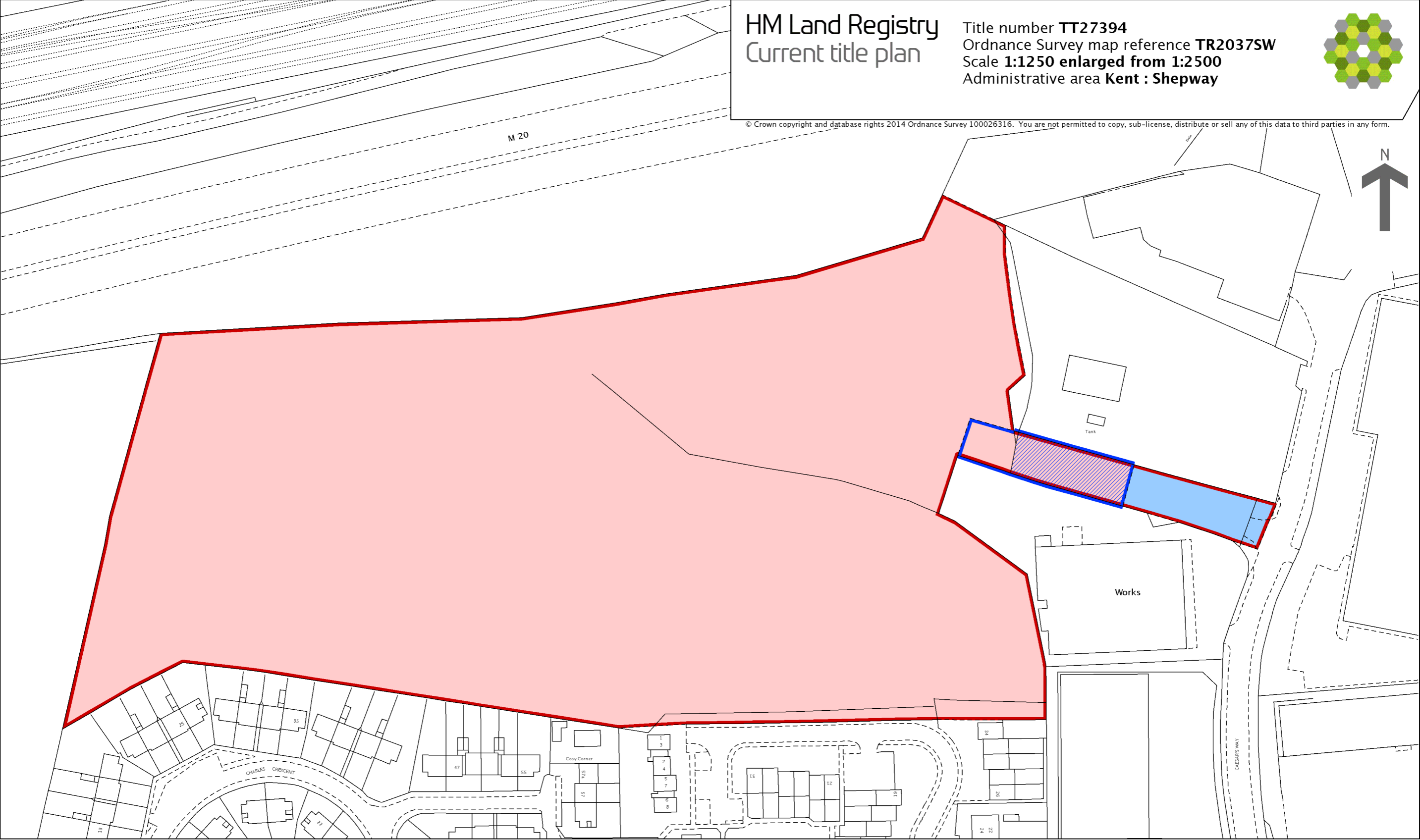
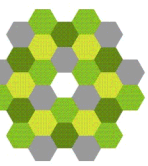
- 5 (03.11.2014) By a Deed dated 11 March 2010 made between (1) W. T. Lamb Holdings Limited (2) W. T. Lamb Properties Limited and (3) Rainstorm (Folkestone 3) Limited the covenants contained in the Conveyance dated 1 May 1987 referred to above were expressed to be released.

NOTE: Copy filed under K632247.

- 6 (03.11.2014) A Deed dated 25 October 2011 made between (1) The Right Honourable William Ninth Earl Of Radnor, The Honourable Peter John Pleydell-Bouverie and Susan Anne Laing and (2) Rainstorm Holding SARL relates to the grant and release of various matters as therein mentioned.

NOTE:-Copy filed under K965344.

End of register



This is a copy of the title plan on 8 JUN 2017 at 21:53:00. 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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