

Title Number : K789170

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 6 NOV 2017 at 22:32:13 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	: K789170
Address of Property	: Sandgate Castle, Castle Road, Sandgate, Folkestone
Price Stated	: Not Available
Registered Owner(s)	: M F AND L LIMITED care of 147 High Street, Hythe, Kent, CT21 5JN.
Lender(s)	: None

Title number K789170

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 6 NOV 2017 at 22:32:13. 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 (21.09.1998) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Sandgate Castle, Castle Road, Sandgate, Folkestone.
- 2 (21.09.1998) There are excluded from this registration the mines and minerals excepted by a Conveyance of the land in this title and other land dated 31 January 1928 made between (1) The Southern Railway Company (Company) and (2) Albert Batchelor (Purchaser) in the following terms and the land is also subject to the following rights reserved thereby:-

"EXCEPTING NEVERTHELESS AND RESERVING all the mines and minerals (if any) in or under the said hereditaments and a perpetual right for the Company their successors and assigns to use any drains pipes wires or other easements now used by them in or over the said hereditaments and to erect any buildings or works on any land retained by them without restriction as to the nature height or other the extent thereof and also to use or deal with any such land retained without restriction.....subject toall outgoing rights of way water drainage light and other easements (if any)"
- 3 (21.09.1998) The land has the benefit of the following rights reserved by a Transfer of land adjoining the eastern boundary of the most northerly portion of the land in this title dated 13 November 1995 made between (1) Barbara Leontine Mcgregor (Vendor) and (2) Castle Close Residents Association Limited (Purchaser):-

"Except and Reserving to the Vendor the easements set out in the Second Schedule hereto

The Vendor on behalf of herself and her successors in title and assigns hereto agrees and covenants with the purchaser that in exercising the rights of entry excepted and reserved hereby:

(a) such entry shall only be obtained on the party entering having given the purchaser not less than two clear working days' prior written notice.

(b) such entry shall only be obtained where it is not possible to carry out such works without gaining such entry.

(c) the interference thereby caused shall be kept to a minimum.

(d) the party entering shall comply with all reasonable requirements of the other.

SECOND SCHEDULE

The full and free right at all reasonable times to enter upon the land hereby conveyed with or without workmen and appliances so far as this is necessary for the purpose of inspecting repairing renewing and maintaining the seaward fence and the curtain wall of Sandgate Castle"

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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 (21.09.1998) PROPRIETOR: M F AND L LIMITED care of 147 High Street, Hythe, Kent, CT21 5JN.

C: Charges Register

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

- 1 (21.09.1998) 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.

Schedule of notices of leases

- | | | | | |
|---|-----------|---|-------------------------------|---------|
| 1 | 21.9.1998 | Garage 5 Castle Close | 12.12.1995 | K760419 |
| | 2 | | 999 years from
1 July 1975 | |
| | | NOTE : The lease comprises also other land. | | |
| 2 | 21.9.1998 | Garage 4 Castle Close | 24.2.1978 | K468427 |
| | 1 | | 99 years from
1 July 1975 | |
| | | NOTE : The lease comprises also other land. | | |

End of register