

Title Number : K879890

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 19 JAN 2018 at 10:06:34 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	: K879890
Address of Property	: Cheriton Sports Ground, Cheriton Road, Folkestone
Value Stated	: £750,000
Registered Owner(s)	: THE DISTRICT COUNCIL OF SHEPWAY of Shepway District Council, Civic Centre, Castle Hill Avenue, Folkestone, Kent CT20 2QY.
Lender(s)	: None

Title number K879890

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 19 JAN 2018 at 10:06:34. 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 (24.12.2004) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Cheriton Sports Ground, Cheriton Road, Folkestone.
- 2 (24.12.2004) The land has the benefit of the rights granted by a Conveyance dated 5 May 1924 made between (1) The Right Honourable Jacob Earl of Radnor (2) The Mayor Aldermen and Burgesses of the Borough of Folkestone.

NOTE: Copy filed.

- 3 (24.12.2004) The land has the benefit of the following rights reserved by but is subject to the following rights granted by a Conveyance of the land edged and numbered 4 in blue on the title plan dated 26 August 1987 made between (1) The District Council Of Shepway (Vendor) and (2) Earnsdale Properties Limited (Purchaser) :-

"The Transferor hereby grants unto the Transferee a right of way in common with the Transferor and all others entitled to a like right at all times and for all purposes over and along the roadway shown coloured brown on the plan annexed hereto together with the right of free passage of water and soil in and through the sewers drains and channels made or to be made during the perpetuity period permitted by law upon through or under the Transferor's adjoining and adjacent land and free and uninterrupted use of all gas electricity telephone and the pipes wires and cables upon through or under the same the exercise of such rights being subject to the Transferee bearing and paying a fair and proper proportion according to user of the cost of maintaining the said right of way the right of way referred to in the First Schedule hereto and the said services. There is excepted and reserved in favour of the Transferor and its assignees and successors in title and all persons authorised by it (in common with the Transferee and all others from time to time so entitled)

(i) The free passage and running of water soil gas electricity and other services as now or hereafter to be used and enjoyed from or to other buildings and land of the Transferor and its successors in title through the mains pipes sewers drains channels and cables in or under the said property together with the right to lay construct and maintain or permit to be laid constructed and maintained in or under such part of the said property as shall not be built upon such further mains pipes sewers drains channels cables manholes stopcocks inspection chambers and similar apparatus as may in the opinion of the Transferor or its successors in title be necessary at any time hereafter and together also with the right for the Transferor and its successors in title and their respective agents and all others lawfully authorised with or without workmen and others at all reasonable times to enter upon the said property hereby transferred or any part thereof for the purpose of laying constructing inspecting maintaining repairing and renewing any main pipe sewer drain channel manhole stopcock cable inspection chamber or similar apparatus the Transferor or such persons as aforesaid making good all damage caused to the said property by reason of the carrying out of any such works.

(ii) The full right and liberty for the Transferor and its successors in title at any time hereafter and from time to time to execute works

A: Property Register continued

and erections or to alter and rebuild any of the buildings from time to time erected on its adjoining and neighbouring land in such manner as it may think fit notwithstanding that interference may thereby be caused to the access of light and air to the said property."

NOTE: The land coloured brown referred to above is tinted blue on the title 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 (24.12.2004) PROPRIETOR: THE DISTRICT COUNCIL OF SHEPWAY of Shepway District Council, Civic Centre, Castle Hill Avenue, Folkestone, Kent CT20 2QY.
- 2 (24.12.2004) The value stated as at 24 December 2004 was £750,000.
- 3 (24.12.2004) A Conveyance of the land edged and numbered 3 in blue on the title plan dated 27 July 1926 made between (1) The Right Honourable William Pleydell Bouverie Viscount Folkestone and (2) The Mayor Aldermen And Burgesses Of The Borough Of Folkestone contains purchasers personal covenants.

NOTE: Copy filed.

- 4 (02.12.2015) RESTRICTION: No disposition of the part of the registered estate shown edged and numbered 1, 3 and 5 in blue on the title plan 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 Football Foundation of Whittington House, 19-30 Alfred Place, London, WC1E 7EA or their conveyancer.

C: Charges Register

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

- 1 (24.12.2004) The land is subject to the rights granted in a Deed of Grant dated 7 April 1989 made between (1) The District Council Of Shepway and (2) Safeway Plc.

NOTE: Copy filed.

- 2 (24.12.2004) 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 | 24.12.2004
edged and
numbered 2 in
blue | electricity substation | 01.03.1961
99 years from
1.10.1960 | K902357 |
| 2 | Edged and
numbered 1 and
3 in blue | Cheriton Sports Ground | 13.03.2014
125 years
beginning on
10/08/2011 and
ending on
09/08/2136 | TT23322 |

NOTE: The lease also comprises other land.

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Schedule of notices of leases continued

3	29.07.2015 Edged and numbered 5 in blue	The Cheriton Road Sports Ground	06.07.2015 21 years beginning on and including 6.7.2015 ending on and including 5.7.2036	TT39045
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End of register