

Title Number : K821449

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.

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This extract shows information current on 5 FEB 2018 at 15:18:02 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	: K821449
Address of Property	: Land on the south east side of Ship Street, Folkestone
Value Stated	: £214,487
Registered Owner(s)	: NATIONAL GRID PROPERTY HOLDINGS LIMITED (Co. Regn. No. 3797578) of 1-3 Strand, London WC2N 5EH.
Lender(s)	: None

Title number K821449

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 5 FEB 2018 at 15:18:02. 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 (01.02.2001) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land on the south east side of Ship Street, Folkestone.

NOTE 1: As to the part tinted blue on the title plan the Gas Mains laid thereunder are excluded from the title.

NOTE 2: The land tinted green on the title plan is not included in the title.

- 2 (01.02.2001) The land has the benefits of the following rights reserved by a Conveyance of the land adjoining the south western boundary of the land in this title dated 19 March 1973 made between (1) British Gas Corporation (Vendors) and (2) Acrow (Engineers) Limited (Purchasers):-

"1. The right from time to time and at any time to erect or suffer to be erected any buildings or other erection or to alter any building or other erection now standing or hereafter to be erected on any part of the adjoining land in such a manner as to obstruct or interfere with the passage of light or air to any building which is or may be erected on the property hereby conveyed and

2. So long as the adjoining land is occupied by and for the purposes of a statutory gas undertaking full right and liberty at all times to make use of all or any part of the adjoining land for any purposes (including the operational purposes of statutory gas undertakers) as the Vendors in their absolute discretion think fit notwithstanding that the use of all or any part of the adjoining land for any or all of such purposes might apart from this provision constitute a nuisance annoyance grievance or inconvenience to the Purchasers or other the owner or owners or occupiers from time to time of the property hereby conveyed or any part or parts thereof and

3. The free passage and running of water and soil and gas and electricity coming to or from the adjoining land and any building or buildings or erection or erections now or at any time hereafter built or erected thereon or on some part or parts thereof through any pipes drains or watercourses or gas pipes or gas mains or electric cables laid in the property together with the right for the Vendors and others authorised by them to enter on the property or any part thereof for the purpose of cleansing maintaining repairing renewing or enlarging the said pipes drains or watercourses or gas pipes or gas mains or electric cables or any part or parts thereof the person exercising such rights making good all damage occasioned thereby."

- 3 (01.02.2001) The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer dated 20 October 2000 made between (1) BG Transco Plc and (2) BG Property Holdings Limited.

NOTE: Copy filed.

- 4 (01.02.2001) The Transfer dated 20 October 2000 referred to above contains a provision excluding the operation of Rule 251 of the Land Registration Rules 1925 as therein mentioned.

- 5 (28.04.2008) By a Deed of Release and Grant dated 22 November 2007 made

A: Property Register continued

between (1) National Grid Property Holdings Limited (2) National Grid Gas Plc and (3) Southern Gas Networks Plc the position of the Brown Access referred to in the Transfer dated 20 October 2000 above, and provisions relating thereto, have been varied.

NOTE: Copy filed.

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 (01.02.2001) PROPRIETOR: NATIONAL GRID PROPERTY HOLDINGS LIMITED (Co. Regn. No. 3797578) of 1-3 Strand, London WC2N 5EH.
- 2 (01.02.2001) The value stated as at 1 February 2001 was £214,487.

C: Charges Register

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

- 1 (01.02.2001) The parts of the land affected thereby are subject to the following rights granted by a Deed dated 20 October 2000 made between (1) BG Property Holdings Limited (Grantor) and (2) BG Transco Plc (Transco):-

"The Grantor with limited title guarantee (and to the intent that the easements hereby granted shall be appurtenant to Transco`s undertaking and each and every part thereof) HEREBY GRANTS unto Transco THE EASEMENTS to retain lay construct inspect maintain protect use replace enlarge remove or render unusable a pipeline for the transmission or storage of gas or other ancillary materials (whether such gas or materials are transmitted by Transco on its own behalf or on behalf of other persons) and all necessary apparatus ancillary thereto (all hereinafter together called "the said works") in upon and over a strip of land twelve metres in width centred on main and coloured yellow for identification purposes only on the plan annexed hereto (hereinafter called "the said Strip of land") and to pass over the said strip of land for the purposes of the said works and of any works of Transco contiguous therewith and over the said land for the purpose of access to the said strips of land at all reasonable times and in an emergency at any time whether or not with workmen vehicles machinery and apparatus."

The said Deed contains the following covenants by the Grantor:-

"The Grantor (to the intent and so as to bind the said land and every part thereof into whosoever hands the same may come (but so that subject to the provisions of clause 12 of this Deed the Grantor and any successors in title shall not be liable once they shall have parted with all their respective interests in the said land and adjoining land) and to benefit and protect the easements hereby granted) covenants with Transco as follows:-

5.1 The Grantor shall not do or cause or permit to be done on the said land or anything calculated or likely to cause damage or injury to the said works and will take all reasonable precautions to prevent such damage or injury

5.2 The Grantor shall not without the prior consent in writing of Transco make or cause or permit to be made any material alteration to or any deposit of anything upon any part of the said strips of land so as to interfere with or obstruct the access thereto or to the said works by Transco or so as to lessen or in any way interfere with the

C: Charges Register continued

support afforded to the said works by the surrounding soil including minerals or so as materially to reduce the depth of soil above the said works

5.3 The Grantor shall not erect or install or cause or permit to be erected or installed any building or structure or permanent apparatus in through upon or over the said strip of land

PROVIDED that nothing in this clause shall prevent the Grantor from installing any necessary pipes drains wires or cables under the supervision and with the consent (which shall not be unreasonable withheld) of Transco or its agents or carrying on normal agricultural operations or acts of good husbandry including fencing hedging and ditching not causing interference obstruction or material reduction of the depth of soil as aforesaid."

Clause 12 referred to is as follows:-

"12 DISPOSITIONS BY THE GRANTOR

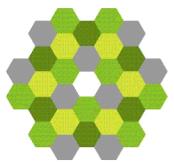
The Grantor or any of his its or their successors in title shall not bring any action on any matter contained herein where the cause of the action arises after the Grantor or such successors in title (as the case may be) have parted with their respective interests in the said land".

NOTE: The land coloured yellow referred to is tinted blue on the title plan.

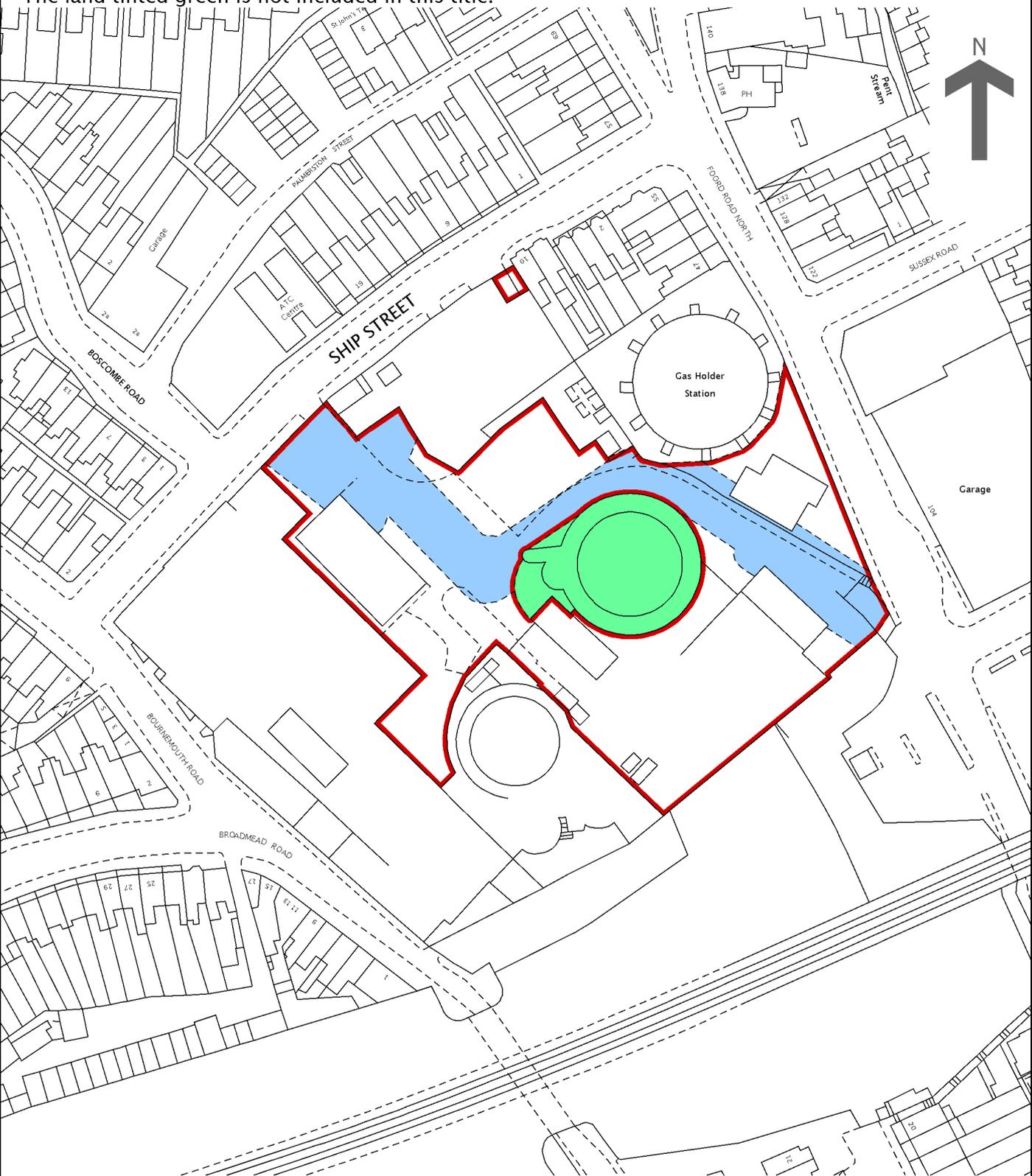
End of register

HM Land Registry Current title plan

Title number **K821449**
Ordnance Survey map reference **TR2236SE**
Scale **1:1250**
Administrative area **Kent : Shepway**



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The land tinted green is not included in this title.



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