

Title Number : K821448

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 SEP 2017 at 08:07:06 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	: K821448
Address of Property	: Land on the south east side of and land lying to the south east of Ship Street, Folkestone
Price Stated	: £2,878,305
Registered Owner(s)	: SGN Commercial Services Limited (Co. Regn. No. 05969465) of 2 Leasons Hill, St Mary Cray, Orpington, Kent BR5 2TN and of St. Lawrence House, Station Approach, Horley, Surrey RH6 9HJ and of 55 Vastern Road, Reading, Reading RG1 8BU.
Lender(s)	: None

## Title number K821448

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 19 SEP 2017 at 08:07:06. 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 and land lying to the south east of Ship Street, Folkestone.
- 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 reserved by but is subject to the rights granted by a Transfer of the land adjoining the south and northern boundaries of the land in this title dated 20 October 2000 made between (1) BG Transco Plc and (2) BG Property Holdings Limited.

*NOTE: Copy filed under title K821449.*

- 4 (28.04.2008) By a Deed of Release and Grant dated 22 November 2007 made 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 under K821449.*

Title number K821448

## 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 (12.06.2008) PROPRIETOR: SGN Commercial Services Limited (Co. Regn. No. 05969465) of 2 Leasons Hill, St Mary Cray, Orpington, Kent BR5 2TN and of St. Lawrence House, Station Approach, Horley, Surrey RH6 9HJ and of 55 Vastern Road, Reading, Reading RG1 8BU.

2 (28.04.2008) A Transfer of the land in this title dated 22 November 2007 made between (1) National Grid Gas Plc and (2) Southern Gas Networks Plc contains purchaser's personal covenants.

The Transfer to the present proprietor(s) contains a covenant to observe and perform the aforesaid covenants.

*NOTE:-Copy filed.*

3 (12.06.2008) The price stated to have been paid on 31 March 2008 for the land in this title and other property was £2,878,305.

4 (12.06.2008) A Transfer of the land in this title and other land dated 31 March 2008 made between (1) Southern Gas Networks Plc (Transferor) and (2) SGN Commercial Services Limited (Transferee) contains purchaser's personal covenants.

*NOTE: Copy filed.*

## C: Charges Register

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

1 (28.04.2008) A Co-operation Agreement dated 1 May 2005 made between (1) Secondsite Property Holdings Limited and (2) Blackwater G Limited relates to the shared use of services, accessways and other facilities.

*NOTE: Copy filed under BK368513.*

2 (24.10.2016) The land tinted blue on the title plan is subject to any rights that are granted by a Deed dated 21 October 2016 made between (1) SGN Commercial Services Limited and (2) Southern Gas Networks Plc and affect the registered land.

The said Deed also contains restrictive covenants by the grantor.

*NOTE: Copy filed.*

End of register