

Title Number : K590148

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 29 MAR 2018 at 18:09:05 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	: K590148
Address of Property	: 45 and 47 Tontine Street, Folkestone (CT20 1JT)
Price Stated	: Not Available
Registered Owner(s)	: THE CREATIVE FOUNDATION (Co. Regn. No. 4566484) of Strand House, 125 Sandgate High Street, Sandgate, Folkestone, Kent CT20 3BZ.
Lender(s)	: THE KENT COUNTY COUNCIL The District Council Of Shepway

Title number K590148

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 29 MAR 2018 at 18:09:05. 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 (19.01.1983) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 45 and 47 Tontine Street, Folkestone (CT20 1JT).
- 2 The Conveyance dated 6 April 1859 referred to in the Charges Register contains the following provision:-

"TOGETHER with such right as the said John Benjamin Andrews has power to grant for the said John Dunk his heirs or assigns to use the Wall of any adjoining building as a party wall."

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 (25.04.2003) PROPRIETOR: THE CREATIVE FOUNDATION (Co. Regn. No. 4566484) of Strand House, 125 Sandgate High Street, Sandgate, Folkestone, Kent CT20 3BZ.
- 2 (13.07.2007) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 22 June 2007 in favour of The Kent County Council referred to in the Charges Register or, if appropriate, signed on such proprietor's behalf by its Secretary or Conveyancer.
- 3 (21.05.2009) RESTRICTION: No disposition by the proprietor of the registered estate to which section 36 or section 38 of the Charities Act 1993 applies is to be registered unless the instrument contains a certificate complying with section 37(2) or section 39(2) of that Act as appropriate.
- 4 (21.05.2009) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 25 February 2009 in favour of The District Council Of Shepway referred to in the Charges Register or, if appropriate, signed on such proprietor's behalf by its Secretary or Conveyancer.

C: Charges Register

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

- 1 A Conveyance of the land tinted brown on the filed plan dated 22 February 1853 made between (1) Edward Watts and (2) John Dunk contains covenants details of which are set out in the schedule of restrictive covenants hereto.

C: Charges Register continued

2 A Conveyance of the land tinted yellow on the filed plan dated 6 April 1859 made between (1) John Benjamin Andrews and (2) John Dunk contains covenants details of which are set out in the schedule of restrictive covenants hereto.

3 (25.04.2003) A Transfer dated 21 March 2003 made between (1) James Godden and (2) The Creative Foundation contains restrictive covenants.

NOTE: Original filed under K174445.

4 (13.07.2007) REGISTERED CHARGE dated 22 June 2007 affecting also other titles.

NOTE: Charge reference K590148.

5 (13.07.2007) Proprietor: THE KENT COUNTY COUNCIL of Sessions House, County Hall, Maidstone, Kent ME14 1XQ.

6 (21.05.2009) REGISTERED CHARGE dated 25 February 2009 affecting also other titles.

NOTE: Charge reference K590148.

7 (21.05.2009) Proprietor: THE DISTRICT COUNCIL OF SHEPWAY of Civic Centre, Castle Hill Avenue, Folkestone, Kent CT20 2QY.

Schedule of restrictive covenants

1 The following are details of the covenants contained in the Conveyance dated 22 February 1853 referred to in the Charges Register:-

"the said John Dunk doth hereby for himself his heirs executors and administrators covenant with and to the said Edward Watts his heirs and assigns in manner following (that is to say)

That he the said John Dunk his heirs or assigns will not erect or build upon the Street frontage of the said piece of land hereby conveyed any building or erection other than one or more respectable Shop or Shops or Dwellinghouse or Dwellinghouses somewhat like in appearance and character to those already built in Tontine Street AND that such building shall not project beyond the boundary building line of the said Street. AND that he the said John Dunk his heirs or assigns shall as and when such Shop or Shops Dwellinghouse or Dwellinghouses as aforesaid shall be completed lay down upon the said piece of land hereby conveyed a Causeway of the width of eight feet of good Yorkshire Pavement with a proper Curb of Kentish Rag Curbing in the front of every such Shop or Dwellinghouse to the satisfaction of the Commissioners of the Pavement of Folkestone or their Surveyor. AND that the said John Dunk his heirs or assigns shall not erect or build or suffer to be erected or built upon the said piece of land hereby conveyed any building or erection which may be deemed a public nuisance nor permit or suffer the same to be used or occupied for the purpose of carrying on therein any offensive trade or business (except the trade or business of a Carpenter and Joiner if carried on at the distance and in the manner mentioned in the covenant next hereinafter contained) AND that if the said trade or business of a Carpenter or Joiner shall be carried on upon the said piece of land hereby conveyed the same shall not be carried on at a less distance than thirty feet from the frontage of the said piece of land to Tontine Street. AND that the same shall be conducted with as little annoyance as may be to the Inhabitants or occupiers for the time being of the adjoining or neighbouring Messuages or buildings. AND that no part of the said Carpenters Shop and buildings shall ever be within thirty feet of the boundary building Line of Tontine Street aforesaid."

NOTE: No building line referred to in the Schedule was shown on the plan to the said Conveyance.

2 The following are details of the covenants contained in the Conveyance dated 6 April 1859 referred to in the Charges Register:-

"the said John Dunk doth hereby for himself his heirs executors and administrators Covenant with and to the said John Benjamin Andrews his

Schedule of restrictive covenants continued

heirs and assigns in manner following (that is to say) THAT he the said John Dunk his heirs or assigns will not erect or build upon the Street Frontage of the said piece of land hereby conveyed any building or erection other than a respectable Shop or Dwellinghouse. AND that such building shall not project beyond the boundary building Line of the said Street AND that he the said John Dunk his heirs or assigns shall as and when such shop or dwellinghouse as aforesaid shall be completed lay down upon the Street Frontage of the said piece of land hereby conveyed a Causeway of the width of eight feet of good Yorkshire Pavement with a proper Curb of Kentish Rag Curbing in the front of such Shop or dwellinghouse to the satisfaction of the Corporation of the Borough of Folkestone or their Surveyor AND tht he the said John Dunk his heirs or assigns shall not use or permit to be used the same piece of Land or any present or future building or erection thereon in such a way as shall be a public nuisance or a nuisance to any of the neighbouring property."

NOTE: No building line referred to in the Schedule was shown on the plan to the said Conveyance.

End of register