

Title Number : K249665

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 26 AUG 2018 at 12:50:15 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	: K249665
Address of Property	: 80 Sidney Street, Folkestone
Price Stated	: Not Available
Registered Owner(s)	: GEOFFREY ELMER GARRETT of 51 Minories, London, EC3N 1JQ STUART ANDREW ARMSTRONG of Lancers, Summersales Hill, Lye Green, Crowborough, E.Sussex.
Lender(s)	: None

## Title number K249665

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 26 AUG 2018 at 12:50:15. 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 (27.07.1965) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 80 Sidney Street, Folkestone.
- 2 The Conveyance dated 9 December 1930 referred to in the Charges Register contains the following provision:-

"PROVIDED ALWAYS that if in the erection of any message or buildings which have been built upon the said property hereby assured any windows have been placed in the side or back walls thereof overlooking land belonging to the Vendor his lessees or tenants the Purchaser shall be deemed to enjoy the access and use of light thereto with the consent and by the leave and licence of the Vendor and shall not by the enjoyment thereof acquire any absolute or indefeasible or other right thereto by which any such windows may or might become ancient lights as against the Vendor and his adjoining property.

PROVIDED ALSO that all main or boundary walls and fences between the premises hereby assured and the premises adjoining which now are joint or party walls or party fences shall continue to be such and shall be used repaired and maintained accordingly."

### 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 (25.07.1978) Proprietor: GEOFFREY ELMER GARRETT of 51 Minorities, London, EC3N 1JQ and STUART ANDREW ARMSTRONG of Lancers, Summersales Hill, Lye Green, Crowborough, E.Sussex.
- 2 (17.10.1968) RESTRICTION: No disposition by a sole proprietor of the land (not being a trust corporation) under which capital money arises is to be registered except under an order of the registrar or of the Court.

### C: Charges Register

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

- 1 A Conveyance of the land in this title dated 9 December 1930 made between (1) The Right Honourable William Earl of Radnor (Vendor) (2) Douglas Pope and (3) Horace William Jackson (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 The land is subject to rights of drainage with ancillary rights of

## C: Charges Register continued

entry.

### Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 9 December 1930 referred to in the Charges Register:-

"THE Purchaser for the benefit of the Vendor's Estate at Folkestone aforesaid (hereinafter called the Folkestone Estate) and with intent to bind the property hereby assured and every part thereof into whosoever hands the same may come but not to make himself personally liable in damages for any breach of the covenant after he shall have parted with all interest in the said property or in the part thereof in respect of which such breach shall have been committed (as the case may be) hereby covenants with the Vendor as owner for the time being of the Folkestone Estate for the observance and performance in respect of the property hereby assured of the restrictive covenants contained in the Second Schedule hereunder written

THE SECOND SCHEDULE above referred to

Restrictive covenants by the Purchaser

1. Not to make any alteration in the exterior of the property hereby assured and not to erect or put on the said property any building or erection other than the said shop and buildings now erected thereon unless with the previous consent in each case of the Vendor owner for the time being of the unsold part of the Folkestone Estate
2. Not to carry on or suffer to be carried on any noisy noxious or dangerous trade business or manufacture upon the property hereby assured or any house or building thereon or use the same or suffer the same to be used as or for an asylum dispensary or other similar institution.
3. Not to do or neglect to do or suffer to be done or neglected to be done in or upon any part of the property hereby assured or any house or other building thereon anything which or the neglect to do which shall be or become a nuisance disturbance annoyance damage or injury to the Vendor his lessees or tenants owner lessees or tenants of any of the land or premises known as the Folkestone Estate or which shall deteriorate or tend to deteriorate the value of such Estate or any part thereof.
4. Not to excavate for sand chalk gravel clay or any substance or materials of any kind whatsoever upon the property hereby assured except for building thereon and not to make any such excavation so as in any manner to affect the foundations of the buildings or walls built or to be built on any adjoining land.
5. That the Vendor owner for the time being of the unsold part of the Folkestone Estate shall be at liberty at any time to waive alter or modify any of the foregoing stipulations in respect of any parts of the Folkestone Estate.

End of register

# H. M. LAND REGISTRY

NATIONAL GRID PLAN

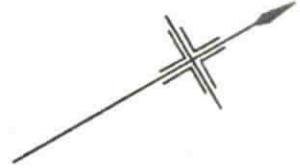
TR 2337

SECTION M

(KENT)

Scale 1/1250

FOLKESTONE PARISH



TR2337 SW  
TR2336 NW



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Filed Plan of Title No. **K 249665**

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