

Title Number : K410352

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 25 OCT 2018 at 17:39:15 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	: K410352
Address of Property	: land on the North Side of Langton Lane, Nackington Road, Canterbury
Price Stated	: Not Available
Registered Owner(s)	: THE KENT COUNTY COUNCIL of County Hall, Maidstone, Kent ME14 1XQ.
Lender(s)	: None

Title number K410352

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 25 OCT 2018 at 17:39:15. 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 : CANTERBURY

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land on the North Side of Langton Lane, Nackington Road, Canterbury.
- 2 The land edged and numbered in green on the filed plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 3 The land edged and lettered A in red on the filed plan added to the title on 23 February 1982.
- 4 (09.05.1995) The land has the benefit of the following rights granted by the Deed dated 11 April 1995 made between (1) The Kent County Council and (2) The trustees of The Simon Langton Schools Foundation:-

"The Trustees by this Deed hereby grant to the Council for the benefit of the land comprising part of Title No. K410352 shown edged green on Plan A also attached ('the Adjoining Land') and each and every part thereof the following rights:

(a) The right for the Council its agents servants and workmen and all persons authorised by the Council to pass and repass with or without vehicles agricultural machinery apparatus and equipment over the land shown coloured brown on the said Plan B ('the Brown Land') for the purposes of gaining access to and egress from the Adjoining Land subject to the Brown Land being used for agricultural and/or recreational purposes only

(b) The right to enter upon the Brown Land to lay within a period of 80 years from the date hereof and thereafter maintain service pipes wires or other conducting media in under or over the Brown Land subject to the Council first giving reasonable prior notice to the Trustees of its intention to exercise such right and making good any damage occasioned to the Brown Land in the exercise of such right to the reasonable satisfaction of the Trustees together with the right to use the said service pipes wires or other conducting media PROVIDED THAT such use shall only be in connection with the use of the Adjoining Land for agricultural or recreational purposes only.

(c) The right if the Council so desires to make up the Brown Land to such standard as would be required by the appropriate Highway Authority for adoption PROVIDED that the Council shall be under no obligation to do so but if it does such works shall be carried out free of all cost to the Trustees.

(d) The right for the Council to enter upon the Trustees land adjoining the Brown Land for the purpose of exercising the rights reserved in paragraphs 1(b) and (c) hereof subject to the Council making good any damage caused to such adjoining land to the reasonable satisfaction of the Trustees and subject also to the Council agreeing with the Trustees the timing of such works so as to cause minimum inconvenience to the operation of Simon Langton Boys School and also subject to affording reasonable access to the School and all others using Langton Lane during the course of such works."

NOTE: The Brown Land referred to is tinted brown on the filed plan.

A: Property Register continued

The land edged green referred to is the land remaining in this title.

- 5 (19.06.1995) The land has the benefit of the rights reserved by a Transfer of the land edged and numbered K752037 in green on the filed plan dated 11 April 1995 made between (1) The Kent County Council and (2) The Governing Body of Simon Langton Grammar School for Boys.

-NOTE: Copy in Certificate. Original filed under K752037.

- 6 (13.12.2004) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and numbered K879205 in green on the title plan dated 8 October 2004 made between (1) The Kent County Council and (2) The trustees of The Simon Langton Schools Foundation.

-NOTE: Copy filed under K879205.

- 7 (13.12.2004) The Transfer dated 8 October 2004 referred to above contains a provision relating to the use of the rights granted and reserved thereby.

- 8 (13.12.2004) The Transfer dated 8 October 2004 referred to above also includes a provision by the transferor in respect of their responsibilities in regard to the trees planted left or allowed to grow on the land in this title and the land transferred.

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 (19.02.1982) Proprietor: THE KENT COUNTY COUNCIL of County Hall, Maidstone, Kent ME14 1XQ.

C: Charges Register

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

- 1 The land edged and lettered A in red on the filed plan is subject to the following rights granted by a Deed of Exchange dated 18 November 1981 made between (1) The Kent County Council (Council) and (2) H.S. Medical Services Ltd. (Company):-

"THE Council (for itself and its successors in title the owners or occupiers for the time being of the said land coloured pink on the said plan or any part thereof) hereby Grants unto the Company for the benefit of itself and its successors in title the owners or occupiers for the time being of the Company's adjoining property or any part or parts thereof and their tenants employees and all other persons authorised by them the following rights:-

(i) a right to construct at its own expense within a period of eighty years from the date hereof (which shall be the perpetuity period for the purposes of this clause) to the reasonable satisfaction of the Council and forever thereafter to maintain a roadway and footpaths over and across the property described in the Second Schedule hereto at some point and of such a design as shall be agreed between the Council and the Company (such agreement not to be unreasonably withheld) and

(ii) a right of way to be exercisable at all times and for all purposes with or without vehicles over and along such roadway and footpaths for the purpose of obtaining access to and egress from the property of the company adjacent thereof.

NOTE: The property described in the second schedule referred to is the

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C: Charges Register continued

land edged and lettered A in red on the filed plan.

2 (24.07.1997) The land is subject to the rights granted by a Deed dated 10 July 1997 made between (1) The Kent County Council (2) A C Hulme and Sons and (3) Mid Kent Water PLC.

The said Deed also contains restrictive covenants by the grantor.

-NOTE: Copy in Certificate. Copy filed.

End of register