

Title Number : K246094

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 6 DEC 2018 at 22:55:44 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	: K246094
Address of Property	: The Willows, Ashford Road, Newingreen, Hythe (CT21 4JD)
Price Stated	: £500,000
Registered Owner(s)	: THE DISTRICT COUNCIL OF FOLKESTONE AND HYTHE of The Civic Centre, Castle Hill Avenue, Folkstone, Kent CT20 2QY.
Lender(s)	: None

## Title number K246094

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 6 DEC 2018 at 22:55:44. 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.

This copy is not 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. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

### A: Property Register

This register describes the land and estate comprised in the title.

KENT : SHEPWAY

- 1 (02.10.1964) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being The Willows, Ashford Road, Newingreen, Hythe (CT21 4JD).

### 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 (02.10.2018) PROPRIETOR: THE DISTRICT COUNCIL OF FOLKESTONE AND HYPHE of The Civic Centre, Castle Hill Avenue, Folkstone, Kent CT20 2QY.
- 2 (02.10.2018) The price stated to have been paid on 28 September 2018 was £500,000.

### C: Charges Register

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

- 1 The land in this title with other land is subject to the provisions relating to a Great Tithe Rentcharge and a Vicarial Tithe contained in a Conveyance dated 1 February 1905 made between (1) Bernard Ralph Straughan and (2) George Thomas Bailey in the following terms:-

"AND whereas the hereditaments hereby conveyed are subject or believed to be subject in common with the piece of land retained by the said Bernard Ralph Straughan and coloured blue on the said plan to the following payment viz:- a Great Tithe Rent Charge of One pound ten shillings and ten pence payable to The Dean and Chapter of Canterbury and a Vicarial Tithe of Four pounds and three pence payable to the Vicar for the time being of the said Parish of Lympne AND whereas upon the treaty for the said purchase it was agreed that the hereditaments hereby conveyed should be exclusively charged with the said payments and that such arrangement should be made in regard thereto as is hereinafter contained NOW it is hereby declared that as between the property hereby conveyed and the property coloured blue on the said plan retained by the said Bernard Ralph Straughan the hereditaments hereby conveyed shall be henceforth exclusively charged with the payment of the said Great Tithe Rent Charge of One pound ten shillings and tenpence and the said Vicarial Tithe of Four pounds and three pence in exoneration of and by way of indemnity of the hereditaments so retained by the said Bernard Ralph Straughan and if the owner or owners or occupier or occupiers for the time being of the hereditaments so retained by the said Bernard Ralph Straughan as aforesaid or any part thereof should at any time hereafter be required to pay and shall accordingly pay the said Great Tithe Rent Charge or Vicarial Tithe respectively then and in every such case the person or persons making

Title number K246094

## C: Charges Register continued

such payment may distrain upon the hereditaments hereby conveyed or any part thereof for recovery of the moneys paid by him or them as aforesaid and all costs and expenses incurred in relation thereto and also by way of additional remedy may enter into and upon the said hereditaments and receive the rents and profits thereof until thereby or otherwise the said moneys costs and expenses should be fully satisfied."

NOTE: The land coloured blue on the plan referred to lies to the North West of the land in this title.

End of register